



Boulder County Comprehensive Plan

Goals, Policies, & Maps
Element





BOULDER COUNTY COMPREHENSIVE PLAN

Goals, Policies, and Maps Element as
amended March 21, 2018

Boulder County Land Use Department

This edition of the *Boulder County Comprehensive Plan "Goals, Policies, and Maps Element"* contains new and updated information reflecting the current and continuing comprehensive land management ethic within the county.

Land Use Department Publication

Cover Photo of Lohr-McIntosh Open Space by Richard Koopmann

Editors note: The Boulder County Comprehensive Plan (BCCP) document is undergoing revision. BCCP elements are updated on a rolling basis, one element at a time. For several years new and updated elements of the BCCP have been posted separately rather than being integrated into a single document. This ‘Interim Layout’ version of the plan assembles all currently approved components into a single document while staff prepares a new document layout that will ultimately be applied to the entire document and used going forward.





Boulder County Comprehensive Plan
TABLE OF CONTENTS

Goals, Policies, and Maps Element

<u>Section</u>	<u>Pages</u>
Guiding Principles	5 - 6
Executive Summary	7 - 8
Introduction	9 - 12
Goals	13 - 18
Planning Area	
Plains Planning Area	19 - 24
County-Wide Elements	
Geology	25 - 34
Environmental Resources	35 - 42
Open Space	43 - 50
Transportation	51 - 58
Cultural Resources	59 - 62
Natural Hazards	63 - 68
Agriculture	69 - 74
Housing	75 - 76
Solid Waste	77 - 84
Sustainability	85 - 96
Other County-Wide Issues	
Land Use Surrounding Airports	97 - 98
Fire Protection	99 - 100
Telecommunications	101 - 102
Economics	103 - 104
Additional County-Wide Policies	105 - 108
Subregional	
Southeast	109 - 110
Niwot, Lefthand, Boulder Creek	111 - 116
Longmont, Lyons, St. Vrain	117 - 120
Mountain Subregion	121 - 124
Jamestown	
Eldora	
Eldorado Springs Townsite Plan	125 - 130
Gold Hill Townsite Plan	131 - 134
Appendices	135 - 140
Index	141 - 145
Maps	146 - 164

Boulder County Comprehensive Plan Update
Guiding Principles
(Approved by Planning Commission 8 – 0 on January 18, 2012)

In shaping and navigating our future, Boulder County supports the following **Guiding Principles**:

1. Consider and weigh the interconnections among social, environmental, and economic areas in all decisions.
2. Encourage and promote the respectful stewardship and preservation of our natural systems and environment by pursuing goals and policies that achieve significant reductions in our environmental footprint.
3. Create policies and make decisions that are responsive to issues of social equity, fairness, and access to community resources for all county residents.
4. Encourage and support a dynamic, stable, and flexible local economy that distinguishes between urban and rural economies, and directs uses to appropriate locations.
5. Maintain the rural character and function of the unincorporated area of Boulder County by protecting environmental resources, agricultural uses, open spaces, vistas, and the distinction between urban and rural areas of the county.
6. Encourage and promote regional cooperation and coordination in working with other entities and jurisdictions.
7. Actively engage the public in the planning process.



Boulder County Comprehensive Plan

EXECUTIVE SUMMARY

Goals, Policies, & Maps Element

Since 1978, the Boulder County Comprehensive Plan has been amended many times to better reflect changing circumstances and policies. Many sections have been adopted individually and the Goals, Policies, and Maps Element was beginning to lose its look as a cohesive document. This problem was exacerbated by an inflexible policy numbering system. This second edition of the plan renumbers existing policies and pulls the individual sections of the plan together into a document that is easier to read.

Adoption Process

The Boulder County Planning Commission has authority over the amendment of the Comprehensive Plan. All goals and policies documented in this Second Edition have been officially adopted between 1978, the original adoption of the Plan, and 1999, its last amendment.

The first page of each chapter identifies the date in which that chapter was last changed. In addition, these pages indicate whether or not a map is directly associated with the chapter and whether there is detailed background information available about the chapter topic.

Second Edition Features

Each chapter of the Second Edition stands on its own in terms of page numbering and policy numbering. This allows for amendments to be made without renumbering the pages and policies of subsequent chapters. Conserving resources is important to the county. Therefore, a three-ring notebook will be used to allow for the reprinting of chapters without reprinting the entire plan.

● Goal and Policy Numbering

No changes have been made to the method of numbering goals. Each goal still begins with a letter and then a number. For example, A.1 is the first goal of the Plan.

However, policy numbers now begin with letters that help identify the chapter or element of the Plan with which the policy belongs. For example, PPA1.01 is the first policy of the "Plains Planning Area" section.

The following is a complete list of the separate sections of the plan:

The Boulder County Comprehensive Plan generally addresses land use issues outside of each municipality. For more information about planning within each town & city, contact the respective planning office.



Planning Areas

PPA Plains Planning Area
MPA Mountain Planning Area*

County-Wide Topics

GE Geology
ER Environmental Resources
OS Open Space
TR Transportation
CR Cultural Resources
NH Natural Hazards
AG Agricultural
HO Housing
SW Solid Waste
AIR Land Use Surrounding Airports
FP Fire Protection
TE Telecommunications
EC Economics
CW Additional County-Wide Policies

Subregional**

SO Southeast
NIW Niwot, Lefthand, Boulder Creek
LO Longmont, Lyons, St. Vrain
MS Mountain Subregion
Jamestown
Eldora

Appendices

Intergovernmental Agreements
Information Resources
Amendment History

● **Maps**

The Second Edition of the Goals, Policies, and Maps Element includes the following maps:

- Regional Context***
- Public/Private Ownership***
- Intergovernmental Agreements***
- Mineral Resources
- Geologic Hazards & Constraints
- Archaeologically Sensitive Areas
- Natural Communities, Rare Plants, Riparian Corridors, & Critical Wildlife Habitats
- Environmental Conservation Areas
- Significant Agricultural Lands
- Open Space Plan
- Trails
- Niwot Community Service Area

Comprehensive Plan text and maps are available online at the Land Use Department Web Site.

* **Under separate cover.** The Mountain Planning Area policies have not been changed since their original adoption in 1978. As a result, many of the policies are either out-of-date, meaning, the county has already accomplished the policy, or it has become contradictory to recently adopted Elements (i.e. the Environmental Resources Element) or the *Boulder County Land Use Code*. In evaluating land use proposals, staff utilizes the policies and regulations that have superceded the Mountain Planning Area policies. Until a process for amendment of the Mountain Planning Area policies has been undertaken, this out-of-date section of the plan will not be included in the Second Edition.

** **Intergovernmental Agreements** have been adopted for many subregions. These agreements contain more detailed information about future land use proposals than the *Comprehensive Plan*. In cases where an Intergovernmental Agreement and the *Comprehensive Plan* are contradictory, the Intergovernmental Agreement shall prevail because it is a legal contract whereas the *Plan* is advisory in nature.

*** **Informational Purposes Only.** These maps are new to the Second Edition and are for informational purposes only. These maps provide the reader with a better understanding of the ownership patterns within the county, as well as the external forces that impact planning within our jurisdiction.



Boulder County Comprehensive Plan

INTRODUCTION

Goals, Policies, & Maps Element

The Boulder County Comprehensive Plan (BCCP) was developed “to respond to the widely accepted principle that the myriad of future land use decisions affecting the county’s lands should be made in a coordinated and responsible manner.”¹ Since its initial adoption in 1978, the overall philosophy of the Plan has changed very little . . . growth should be channeled to municipalities, agricultural lands should be protected, and preservation of our environmental and natural resources should be a high priority in making land use decisions. The tools used to accomplish the goals and policies of the Plan, however, have transformed in response to the environmental, social, and economic factors impacting Boulder County.

Each chapter, or element, of the *Plan* addresses a specific topic. Several of these elements have remained unaltered from the text which was originally adopted in 1978. Other elements have been either modified or created to address changing times and new topics. Many forces and unforeseeable events beyond the control of the county can influence the Elements of the *Plan*. Review and revision should, therefore, be the consequence of carefully monitoring the *Plan*’s relevance and effectiveness over time.

In the 1990s, Boulder County recognized the need to achieve the goals of the *Plan* through increased regional cooperation. At this time, careful design and planning on all lands in unincorporated Boulder County was emphasized. These two areas of focus resulted in a range of programs from Intergovernmental Agreements between governmental entities to the development of Site Plan Review for all new dwellings.

The Boulder County Comprehensive Plan was first adopted in 1978.

The Role of the *Plan* in the Context of Planning in Boulder County

The *Plan* is **ADVISORY** in nature. Its goals and policies aim for an “ideal” scenario, meaning that occasionally one goal may be in conflict with another goal. Circumstances may arise that are not directly addressed by the *Plan*. For example, the issues related to the geography of a particular site or the circumstances of a specific proposal are rarely straightforward. As such, the *Plan* provides guidance in the decision-making process, but not the “final word”.

Land use management tools have been developed to implement the goals and policies of the *Plan* on a case-by-case basis. These tools include, but are not limited to:

- The *Boulder County Land Use Code*
- Specific Intergovernmental



- Agreements and Development Plans
- Open Space Acquisitions

The Boulder County Land Use Code

The *Boulder County Land Use Code* was adopted in 1994 as a comprehensive regulatory document. It is a compilation of regulations that control land use in the unincorporated areas of the county. The Code defines zoning districts where uses and their intensities are defined. In addition, it establishes the process for subdivisions, site plan review, development standards, and other land use procedures. These types of development regulations in the county have a long history. In fact, the first *Boulder County Zoning Resolution* was adopted fifty years earlier, in 1944.

State Statutory Background

The *Boulder County Comprehensive Plan* is adopted pursuant to C.R.S. 30-28-106. This Colorado statute states that it is the duty of county planning commissions to make and adopt a master plan for the physical development of the unincorporated area within the county. Besides this important statutory provision, there are several other state laws that are the basis for the plan's ideas.

Part 2 of Article 1 of Title 29 of the Colorado Revised Statutes authorizes local governments to enter into contractual agreements, or intergovernmental agreements, for the purpose of planning or regulating the development of land, including but not limited to the joint exercise of planning, zoning, subdivision, building and related regulations. This statute provides the basis for the Boulder County Intergovernmental Agreements addressed in this document.

Throughout the *Boulder County Comprehensive Plan*, references also are made to two legislative actions that have

significantly impacted land use planning at the county level. Senate Bill 35, adopted in 1972, required property owners dividing their parcels into land areas of 35 acres or smaller to undergo a county subdivision review process. House Bill 1041 authorized county review of proposals that were deemed to be of "state interest". In Boulder County, these are typically utility proposals or other public/quasi-public expansions of facilities.

Intergovernmental Agreements

Colorado government has a long history of local control over planning issues versus a more regional approach as seen in states where the state government or county governments have authority to control the land use decisions of municipalities. In Boulder County, each municipality has the authority to make their own plans, annex land, and develop without approval of the county. IGAs balance the concept of local control with the need to plan for regional impacts because the IGA plans are jointly created and voluntarily adopted by the involved governments.

Intergovernmental Agreements (IGAs) between Boulder County and one or more cities are being used more frequently to address land use planning issues in a specific geographic area. Intergovernmental Agreements are similar to localized comprehensive or master plans, but instead of being advisory like the *Boulder County Comprehensive Plan*, IGAs are legally binding contracts between the governmental entities.

Boulder County has entered into IGAs with municipalities for comprehensive planning, open space acquisition planning, Transferable Development Rights, and historic preservation, just to name a few. In addition, the county has joined in an IGA with four other Front Range counties to plan for the Mountain Backdrop.

Growth in the Denver-Metro region has encouraged planners to examine the impacts of varying growth management scenarios at a regional level.

Regionalism & Jurisdiction

Before Colorado was even a state, political boundaries were established showing territories, counties, mining districts, and towns. Today’s mobile society still recognizes political boundaries conceptually but the boundaries no longer play a dominant role in determining where a person will shop, work, and live. The number of jobs in one city are not always balanced with the number of affordable dwellings. A new mall in a neighboring county might pull shoppers away from the older shopping areas. The end result is that planning decisions must be made with an understanding of how the neighboring region is impacted.

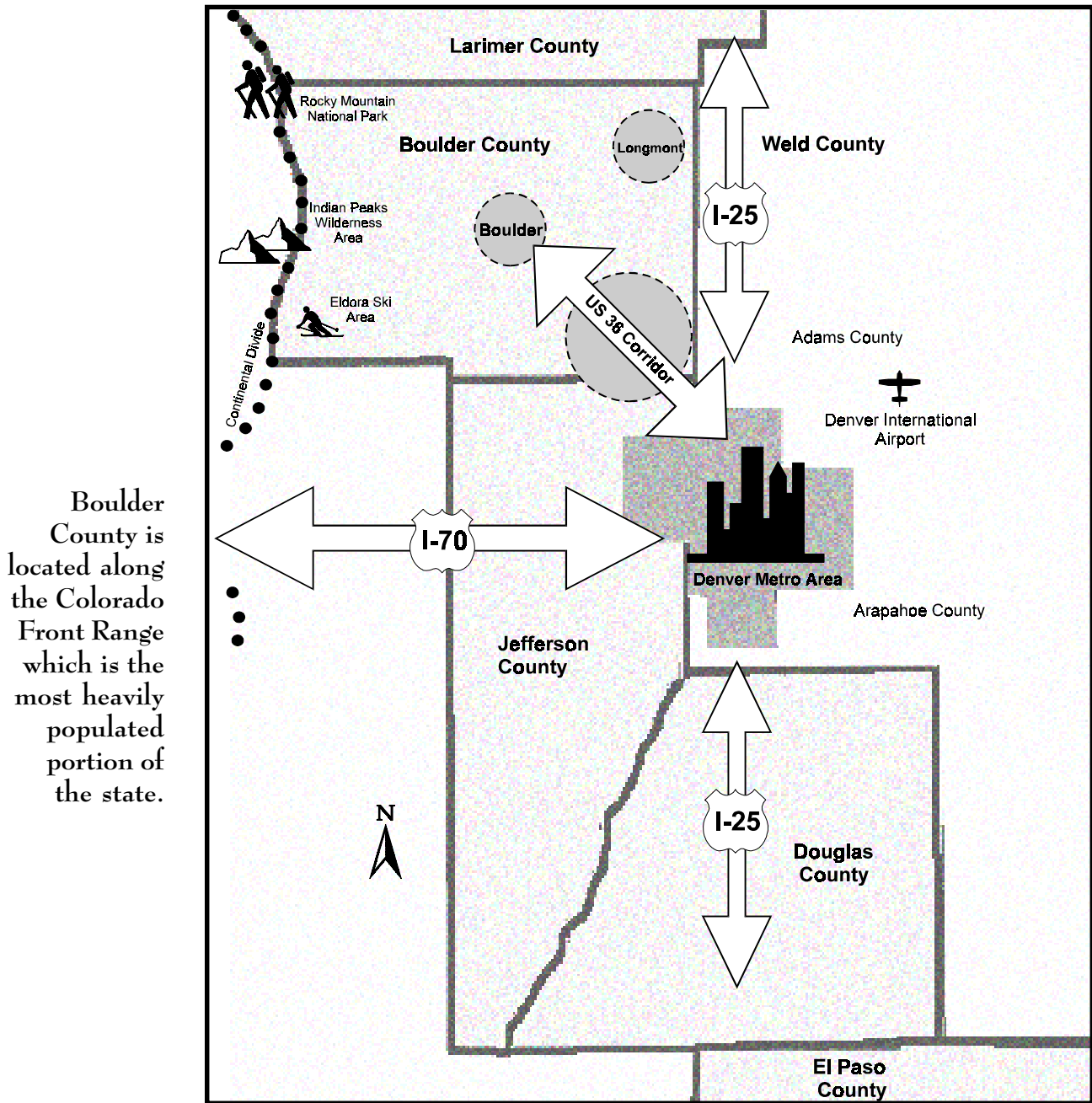
Boulder County is part of the Denver-Metro area. To better understand the forces that push and pull people throughout the region, we have included a Regional Context Graphic on page 4 of this *Plan*. The map shows major transportation routes, employment centers, major recreational areas, and other activity centers.

In addition to the Regional Context Map, we have included a map that shows public and private lands throughout Boulder County. The purpose of this map is to demonstrate the complexity of ownership patterns, particularly in the mountains. Federally held National Forest land is interspersed with mining claims. Often, people do not realize that pockets of private land exist within the Forest. Furthermore, open space lands, acquired by the county or a municipality, are an important component of this map.

¹ *Boulder County Comprehensive Plan*, 1978. P.1

Background research to support the goals and policies of the *Plan* can be extensive and is not included in the Goals, Policies, & Maps document. This background research is public information, however, and can be reviewed by contacting the Land Use Department.

BOULDER COUNTY REGIONAL CONTEXT



Boulder County is located along the Colorado Front Range which is the most heavily populated portion of the state.

Regional Employment & Commercial Centers

Denver and Boulder traditionally have been the regional employment and commercial centers for Boulder County. However, during the 1990s, increased development along the US 36 Corridor and in Longmont have changed the pattern of where people live, work, and shop.

Outdoor Recreation & Open Space

Boulder County open space areas and parks draw people from the Denver-Metro area. Rocky Mountain National Park attracts visitors from across the Nation and the world.



Boulder County Comprehensive Plan

GOALS

Introduction, Definition, Goals & Policies

The statements contained herein represent goals for future land uses within Boulder County. The challenge is to develop a Comprehensive Plan which encompasses 750 square miles of land with a diversity of geologic characteristics: alpine tundra, wooded mountain terrain and sweeping plains. A variety of uses further characterize the county with wildlife habitat, modern-day mountain settlements, urban developments, industry, farming, and natural and man-made historical features including remnants of mining camps. The county must strive toward maintaining a region of beauty and functional fitness that enhances the quality of life for all residents and visitors.

One primary concern must be fair resolution of conflicting individual interests while providing the maximum opportunities for individual self-development. All institutions - political, social, economic, and educational - must work together to further enhance the dignity of the citizen and permit the maximum opportunities for individual choice. The people within the county vary in their interests, values, desires, and accordingly, in their perception of what is “needed”. Public involvement is, therefore, essential in the development, interpretation and implementation of these goals.

These broad stated goals are the foundation on which land use policies and proposals have been constructed to help provide a means for satisfying some of these specific and widely-differing individual interests and for integrating them on a County-wide basis through the vehicle of the Comprehensive Plan.

These broad stated goals are the foundation on which land use policies have been constructed.

● Design of the Region

- A.1** Future urban development should be located within or adjacent to existing urban areas in order to eliminate sprawl and strip development, to assure the provision of adequate urban services, to preserve agriculture, forestry and open space land uses, and to maximize the utility of funds invested in public facilities and services.
- A.2** Existing communities should grow at whatever rate they consider desirable, within the limits of what is acceptable to the citizens of areas potentially affected by that growth, and to the citizens of the county, while preserving and improving the quality of life and the aesthetic and functional fitness of land uses within the county.



A.3 Diverse, compatible, and functional land use patterns should be established and, when necessary, revised to prevent urban and rural decay.

A.4 Within Community Service Areas a suitable balance between employment opportunities and available housing, in light of the labor force and other demographic characteristics of the community, should be established and maintained.

● **Environmental Management**

(See Environmental Resources Element, updated October 15, 2014)

Environmental preservation is a dominant theme of the Plan.

● **Parks and Open Space**

- C.1 Provision should be made for open space to protect and enhance the quality of life and enjoyment of the environment.
- C.2 Parks, open space, and recreation facilities should be encouraged throughout the county and should be integrated whenever suitable with public facilities. The county will assume only those financial responsibilities for public development as provided under Open Space Policy OS 4.02.
- C.3 Open space shall be used as a means of preserving the rural character of the unincorporated county and as a means of protecting from development those areas which have significant environmental, scenic or cultural value.
- C.4 A county-wide trail system shall be promoted to serve transportation and recreation purposes.
- C.5 The private sector, non-county agencies, and other governmental jurisdictions should be encouraged to participate in open space preservation and trails development in Boulder County.

● **Residential Goals**

- D.1 A diversity of housing types and densities should be encouraged in order to assure decent housing for all persons.
- D.2 Quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers, should be encouraged.

D.3 Rehabilitation of existing residential facilities should be promoted where feasible.

● **Community Facilities**

- E.1 Preservation and utilization of water for agricultural purposes within the county shall be encouraged.
- E.2 A functional balance between community facilities and potential land capacities (population) should be maintained.
- E.3 Development should not place undue burdens on any existing community.
- E.4 Cooperation or consolidation of urban services among municipalities, special districts and companies should be encouraged, when appropriate, to avoid duplication and overlapping costs and to establish a satisfactory level of quality, quantity and dependability of those services. The proliferation of special purpose districts should be discouraged.
- E.5 Adequate facilities and services which provide diverse educational, cultural, and social opportunities should be encouraged.
- E.6 Adequate facilities and services to assure the health, safety and welfare of all citizens should be promoted.

● **Economic Conditions**

- F.1 A balanced, diversified economy should be encouraged in order to maintain and enhance the quality of life of Boulder County citizens by assuring desirable local employment opportunities and strengthening and stabilizing the tax base.

Boulder County's unincorporated areas should remain rural in character.

Goal I.1 supports the concept of regional cooperation between governmental agencies.

- F.2** Adequate regional, community and neighborhood commercial facilities should be encouraged while avoiding conflicting land uses and unnecessary duplication of new commercial areas.
- F.3** New major commercial and industrial facilities should be located within incorporated areas.
- F.4** Commercial and industrial development should provide an attractive safe and healthy environment which does not have an adverse impact upon the surrounding areas.
- F.5** Rehabilitation of existing commercial and industrial facilities should be promoted where feasible.
- F.6** A climate for industry which is consistent with community growth desires and the ability of the community to absorb growth should be encouraged.

● **Transportation**

- G.1** Ensure Effective and Efficient Management of the Existing Transportation System. Manage and maintain existing transportation infrastructure and services in a cost-effective manner.
- G.2** Minimize Environmental Impacts. Minimize the negative environmental impacts of the transportation system such as air pollution, green house gas (GHG) emissions, noise pollution, water pollution, land and wildlife habitat fragmentation, land disturbance, and resource consumption.

- G.3** Ensure Safety for All Modes. Provide for transportation system development and operations that result in safe and secure travel by all modes and that enable prompt and effective emergency response.
- G.4** Support a Healthy and Sustainable Economy. Develop a transportation system that supports a robust economy and increases resiliency to economic fluctuations.
- G.5** Ensure Equitable Access to the Transportation System. Ensure that adequate transportation exists for all users regardless of age, income, or ability.
- G.6** Enhance County Identity and Community Character. Promote a transportation system that preserves, highlights, and enhances the County's diverse rural character and the history and culture of its unique communities.

● **Public Involvement**

- H.1** The county shall encourage public participation in the making of decisions by public and quasi-public bodies which significantly affect citizens.

● **Government Relations**

- I.1** The county should encourage and promote coordination and cooperation between Federal, State, and Local Government entities charged with making decisions which significantly affect land use in Boulder County.

● **Solid Waste Management**

- J.1** The county shall develop and maintain a county-wide solid waste management plan that is an integral part of the County Comprehensive Plan, subject to the other goals and policies of the Comprehensive Plan.
- J.2** The county shall promote conversion of the county's solid waste from an environmental and social liability to a public asset by considering solid waste as a viable resource.

● **Cultural Resources**

- K.1** Every effort shall be made to identify and protect historic sites which meet national, state, or local criteria for historic designation from destruction or harmful alteration.
- K.2** Whenever possible, the county shall further the goals of cultural resource preservation using education and incentives in lieu of stringent regulatory controls.

● **Natural Hazards**

- L.1** Inappropriate development in natural hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health, and property.
- L.2** Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.

● **Agricultural Resources**

- M.1** Agricultural enterprises and activities are an important sector of the Boulder County economy and the county shall foster and promote a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.



Boulder County Comprehensive Plan
**PLAINS PLANNING
 AREA**

Goals, Policies, & Maps Element

T*his element of the Plan provides physical representation of the county's goals and policies. It draws upon existing land use patterns, environmental features and future growth expectations to recommend a rational organization of land uses which will protect and preserve some of the county's remaining rural land, and allow the orderly, economic provision of infrastructure and public services.*

This element is also the foundation of the county's land use regulations. It recommends zoning district regulations, location and design guidelines and specific areas requiring regulatory attention.

AMENDMENT STATUS

Goals & Policies	Associated Map	Background Element
Amended 8/15/95	N/A	Created 8/17/94

Existing Land Form

The physical development of the plains is predicated on the designation of municipal Community Service Areas (CSAs) within the Plains Planning Area. The CSA is a boundary line drawn around a municipality within which a city expects to accommodate future urban growth. CSA plans provide, when jointly adopted by both municipal and county governments, a mutually binding comprehensive plan for county lands adjacent to each municipality.

It is expected that land within municipal Community Service Areas will be developed in an urban pattern, urban services will be provided by the municipalities, and the area will eventually be annexed. Conversely, land outside CSAs and their transition areas will remain rural; urban services will not be extended there, and zoning will prohibit urban development and densities. Most of the land outside the CSAs will continue to be used for agricultural activities, environmental resource protection, low-density residential development and other activities consistent with the rural character of the county

There are eight municipal Community Service Areas in the Plains Planning Area of the county: Boulder Valley, Louisville, Lafayette, Longmont, Superior, Erie, Broomfield and Lyons. A limited Community Service Area has also been defined around Niwot. If warranted, CSAs may be designated in other areas of the county in the future.

Land outside of Community Service Areas should be used for agricultural activities, environmental resource protection, low-density residential development, & other activities that are rural in nature.

Rural Density & Development

Following the adoption of Colorado's subdivision law in 1972, (commonly referred to Senate Bill 35), Boulder County began discussing the merits of undertaking a major rezoning on the Plains to help retain what remained of its rural, agrarian character as distinct and apart from more urban-scale development associated with



The Plains Planning Area Element provides guidance for the county's Transferable Development Rights program.

the municipalities. In April of 1978, the Boulder County Comprehensive Plan (BCCP) was adopted. A primary component of the Plan included policies calling for the establishment of a minimum 35 acre lot size in most unincorporated areas outside CSAs, consistent with Senate Bill 35. Recognizing that this was authorizing a dramatic shift in land use regulations that would have its greatest direct impact on the farming community, the Plan's policies also called for the creation of the Non-Urban Planned Unit Development, or NUPUD. This land use option, requiring discretionary review and action by the county Commissioners, permitted density bonuses on parcels of 35 acres and larger so that the farmer would have an economic incentive, through a limited subdivision process to keep a major part of his or her land in agricultural production while conveying small land parcels to other interests. Accordingly, land use regulations and a comprehensive rezoning were adopted to implement the Plan's policy direction.

The Three Year Review of the Plan's Agricultural, Niwot Community Service Area, and Mountain Residential Policies confirmed that the 35 acre minimum lot size, land uses and the NUPUD process were appropriate, and should be continued, at least for the present time. Information gathered in 1983 as background for the Five Year Review and Update supported continuation with some caveats.

In 1989, the county implemented the Noncontiguous Non-Urban Planned Unit Development (NCNUPUD) process in response to the recommendations from the Food and Agriculture Resource Advisory Committee. The intention of the NCNUPUD is to permit density to be sent to approved receiving sites under certain conditions.

Issues

As noted, the NUPUD process and

the comprehensive rezoning of rural areas outside Community Service Areas during 1985-1986 were implemented primarily to permit lower density development and to protect agricultural lands while providing the farmer with some economic incentive to continue farming. Since then, the growth management policies for the plains have been expanded to protection of important environmental features and open space, and preservation of the rural character of the county. While the county has gained significant benefits from the present regulations, several issues have been identified by the public, appointed commissions, and elected officials indicating that the current regulations, alone and in their present form, have not been as effective in implementing the goals and policies of the Comprehensive Plan as was originally anticipated. Some of these concerns include:

- **Inefficient Growth Patterns & Service Provisions**

New development is comprised primarily of low density residential tracts, spread somewhat randomly across the plains. This type of development pattern, if left to continue into the future, is inconsistent with the *Plan's* goals for adequate and efficient provision of public facilities, interferes with compact municipal growth patterns, fragments habitat and land ownership, loads county roads with erratic traffic and commuter patterns, and burdens the county as a whole.

- **Loss of Agricultural Lands & Open Space**

Land valuable for agriculture, wildlife habitat, flood control and other natural resources may be jeopardized. In addition, the county has consistently lost agricultural operations and farm land to both development pressures and annexations.

- **Rural Character & Visual Impact**

There has been a perceived loss of rural character and visual intrusion to the

scenic qualities of the county due to an inconsistency in scale between new and existing development and the siting of development on ridges, mesas and other prominent landscape features.

● **Lack of Predictability in the Development Process**

There has been a perceived lack of predictability with respect to when and where development should occur in the Plains Planning Area, caused in part by a discretionary review process and regulatory criteria.

Objectives

- To balance residential growth with the protection of significant environmental features.
- To create land use regulations that provide for flexibility, predictability, promotion of environmentally sensitive land use patterns and insurance of the efficient provision of public services.
- To encourage quality site design and landscaping in existing and new developments.
- To protect the rural character of Boulder County.

Plains Planning Area Policies

PPA 1.01 Land located outside CSAs and east of the Forestry zoning district, should be designated as the Plains Planning Area, and should remain rural. Urban services should not be extended into the Plains Planning Area, and zoning should continue to prohibit urban development and densities. Land uses within the Plains Planning Area should continue to be

related to agricultural activities, environmental resource protection, low-density residential development and other activities consistent with the rural character of the county.

PPA 1.02 The gross density within the Plains Planning Area should not exceed one unit per 35 acres, except as provided in the policies and regulations governing Non-Urban Planned Unit developments, Non-contiguous Non-Urban Planned Unit Developments and Transferable Development Rights.

PPA 1.03 Where pertinent, land use proposals within the Plains Planning Area should adhere to the following land use guidelines:

- (a) Conformance with the applicable goals, policies, and land use regulations of the *Boulder County Comprehensive Plan*;
- (b) Preservation and utilization of agricultural lands, or when applicable, the preservation of other environmental resources;
- (c) Provision of adequate access, water availability and sewage disposal by the applicant, and the existence of adequate educational facilities and police and fire protection; and
- (d) Minimizing potential negative impacts on surrounding lands, including agricultural land, attendant agricultural uses, and established neighborhoods and other adjoining or nearby development

The Plains Planning Area generally covers the portion of the county that is east of Foothills Highway, north of the City of Boulder; and east of Highway 93, south of the City of Boulder.

and land uses.

PPA 1.04 The density transfer option shall be encouraged in the Plains Planning Area as a means of preserving areas identified in the *Comprehensive Plan* as possessing significant environmental features and attributes, including but not limited to significant agricultural lands, sensitive or important ecosystems and designated open space, as well as areas identified as appropriate for creating community buffers.

PPA 1.05 The county shall encourage coordinated planning efforts with each municipality with respect to a Transferable Development Rights process that transfers dwelling units onto sites where urban development is planned to occur and where each municipality can determine the character, timing and density of development.

PPA 1.06 Existing development rights, banked from previously approved Non-Urban Planned Unit Development and Noncontiguous Non-Urban Planned Unit Development projects shall be recognized by the county as available for transfer to approved receiving sites.

PPA 1.07 All efforts shall be made to preserve and enhance the county's landscape and unique topography through the retention of mature vegetation, ridgelines, drainageways and other natural features

PPA 1.08 To the greatest extent possible, the county shall ensure that the *Land Use Code* is in conformance with the Plains Planning Area Land Use Element.

Authorization Actions

The following actions should be taken by the county to facilitate the implementation of the land use policies of this element.

● Non-Urban Planned Unit Developments

PPA 2.01 The NUPUD regulations should be amended to achieve consistency with the goals, objectives and policies of the Plains Planning Area Element.

PPA 2.02 The NUPUD regulations should include the following criteria:

- (a) The gross density should not exceed two dwelling units per 35 acres;
- (b) The area committed to residential development should not exceed 25% of the total land area of the proposal.
- (c) The submittal of a PUD Impact Report that documents whether a land use proposal can achieve a compatible mixture of agricultural and residential uses by protecting scenic and environmentally sensitive areas while providing for residential uses on a portion of the property.
- (d) The homestead provision, allowing one unit of bonus density for each homestead, should be amended to effect only those structures or sites deter-

Non-Urban Planned Unit Developments are low-density subdivisions where a few additional building lots are created in exchange for placing a conservation easement over the majority of the property.

mined to be historically significant or contributing to the rural character of the county.

ment features, including but not limited to significant agricultural land and sensitive or important ecosystems.

PPA 2.03 Conservation easements pursuant to CRS 38-30.5-101 through 110, as amended, or other legally accepted methods between the county and landowners, should continue to be the acceptable development control, for the purpose of preventing additional parcel division or development of lands committed for agricultural activities, environmental and historic resource protection, and other activities consistent with the rural character of the county.
 (a) A minimum of 75% of the total land area of a proposed NUPUD should be intended for the continuation of agricultural pursuits or for the continued preservation of other natural, historical or cultural features, systems or sites identified in the *Boulder County Comprehensive Plan* and shall thus become ineligible for further parcel divisions or development unless amended per the terms of the conservation easement.

PPA 2.04 NUPUD & NCNUPUD proposals should only be supported in the Plains Planning area as a means of preserving and conserving large tracts of land identified in the *Boulder County Comprehensive Plan* as possessing significant environ-

● **Transferable Development Rights**

PPA 3.01 The county’s land use regulations should be amended to permit a transferable development rights process.

PPA 3.02 Sending areas will be designated on the Boulder County TDR Sending Areas Map. Land designated as sending areas should possess significant environmental features and attributes, including but not limited to significant agricultural lands, important natural features and sensitive or important ecosystems.

PPA 3.03 At a minimum, land use regulations governing TDR criteria for receiving sites should address the following guidelines for site specific reviews:
 (a) An adequacy of existing or potential facilities and services to support the development;
 (b) The portion of the total number of development rights needed to complete the project that has been acquired from designated sending areas within a specified distance from a proposed development;
 (c) Compatibility with existing adjoining development and land uses as proposed in adopted master or comprehensive plans;
 (d) Proximity and access from the proposed development to major transpor-

Sending areas for the Transferable Development Rights program are often identified in intergovernmental agreements.

The Plains Planning Area provides criteria for appropriate receiving sites, but does not identify specific receiving sites .

tation routes and transit systems identified in the *Comprehensive Plan*.

- (e) Proximity and access from the proposed development to existing or planned neighborhood commercial centers, and other public services;
- (f) Methods for the proposed development’s contributing its fair-share cost for the provision of capital facilities, including schools.
- (g) Extent of limitations to the suitability of the site and surrounding areas for the construction of structures or facilities given the geologic, hydrologic, pedologic and other natural or human-caused conditions associated with the development site.

existing service problems, e.g. water or sanitation.

PPA 3.04 Except as provided for in PPA 3.05, land use proposals requesting additional density as receiving sites through the density transfer process should not be located on Nationally significant agricultural land, sensitive areas, critical wildlife habitats or corridors, designated open space, or other lands and locations as from time to time identified.

PPA 3.05 Land use regulations should allow for some exceptions to adopted receiving site criteria and guidelines on a site specific basis, if the following conditions apply:

- (a) Projects are located within an approved Community Service Area.
- (b) Projects can help solve

PPA 3.06 A homestead provision allowing one unit of bonus density for each homestead should be included in the TDR regulations to effect only those structures or sites determined to be historically significant or contributing to the rural character of the county.



Boulder County Comprehensive Plan

GEOLOGY

Goals, Policies, & Maps Element

In view of the geologic diversity of Boulder County as described in the Geology Element and the multiplicity of existing and foreseeable land uses, it is intended that the land use policies presented here shall provide clear direction in the formulation and implementation of the county Land Use decisions so far as geological factors are concerned. To these ends, it is necessary that reference be made to certain geographic areas. Accordingly, reference will be made, as appropriate, within the text of the definitions and policies to areas on the Mineral Resource Areas Map and the Geologic Hazards and Constraint Areas Map. Furthermore, it is the intent of the policies to 1) move toward the attainment of the adopted goals for the Boulder County Comprehensive Plan as directed in Goal Statements B.1 and B.2, and 2) fulfill the county's obligation to implement a Master Plan for Extraction of Commercial Mineral Deposits pursuant to 30-28-106(c), CRS.

AMENDMENT STATUS

Goals & Policies	Associated Map	Background Element
Amended 03/21/18	Amended 9/6/84	Amended 9/6/84

Definitions

In the interest of clarity in interpreting the land use policies, it is necessary to define certain terms. For these purposes, the terms, titles, and phrases, shall be defined as follows:

● **Land Uses**

Intensive uses shall mean those land uses which include: any structures used for supporting or sheltering any human use or occupancy; and/or, facilities or improvements which tend to attract congregations of people.

● **Geologic Hazards and Constraints**

Geologic hazard shall mean a geologic condition or geologic process which poses a significant threat to health, life, limb, or property.

Geologic constraint shall mean a geologic condition which does not pose a significant threat to life or limb, but which can cause intolerable damage to structures.

Major Hazard Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that extensive geotechnical problems exist and there is high risk related to intensive land uses.

Moderate Hazard Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that significant geotechnical problems exist and there is provisional risk related to intensive land uses.

Moderate Constraint Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map, where geologic conditions are such that moderate geotechnical problems exist and there is provisional risk related to intensive land uses.

The Mineral Resources Areas Map & the Geologic Hazards & Constraint Areas Map are both associated with the Geology Element.



Minor Constraint Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that few geotechnical problems exist and there is no risk or nominal risk related to intensive land uses.

● **Aggregate Resource Area**

That area, or those areas, as shown on the Mineral Resource Areas Map, which are considered to be underlain by “commercial mineral deposits” as defined by 34-1-102(1) CRS and which are intended under the provisions of Colorado House Bill 1529 of 1973, to serve as resource preservation areas as part of *Boulder County’s Master Plan for Extraction*. Aggregate Resource Areas are further defined by way of statements which are part of Policies GE 1.06 -GE 1.08 below.

● **Lode Mineral Area**

That area, or those areas, as shown on the Mineral Resource Areas Map where mineral ores occur in veins or zones of enrichment in the basement complex rocks.

Policies

Geologic Hazards and Constraints

- GE 1.01 The county shall strongly discourage intensive uses in Major Hazard Areas.
- GE 1.02 The county shall discourage intensive uses in Moderate Hazard Areas.
- GE 1.03 Where in the public interest it may be desirable to permit intensive uses, the county shall direct such uses toward Geologic Constraint Areas rather than toward Geologic Hazard Areas.
- GE 1.04 The county shall cooperate fully with the municipalities of the

county with respect to the evaluation and mitigation of geologic hazards and constraints located within the unincorporated areas of the mutually-adopted city and county comprehensive plans.

- GE 1.05 The county shall require the evaluation of all geologic hazards and constraints where such hazards or constraints may exist in unincorporated areas of the county as related to new intensive uses. Such evaluations shall be conducted by a professional practitioner having expertise in the subject matter. Such evaluations should incorporate analytical methods representing current, generally accepted, professional principles and practice.

Mineral Resources

- GE 2.01 The county shall consider the following deposits, as mapped by Schwochow et. al., (Special Publication 5B, *Colorado Geological Survey*, 1974) to be “commercial mineral deposits” as defined by 34-1-102(1) CRS.
- (a) “...fine-grained igneous rock...” in
- (1) Township 2 North, Range 71 West; and,
 - (2) Township 3 North, Range 71 West.
 - a. “Site-specific information which became available subsequent to the adoption of the *Boulder County Comprehensive Plan* and the *Master Plan for Mineral Extraction* indicates that the Geer Canyon

Swelling soils, flood ways, & steep slopes are examples of geologic hazards and constraints.

- area (Sections 12, 13, 14, Township 2 North, Range 71 West) is extremely sensitive in terms of potential blasting effects and impacts upon surrounding residential areas and environmental quality.” (Approved by Planning Commission 12/3/80, not approved by Board of County Commissioners)
- (b) “F1” deposits in Ranges 69 and 70 West.
- GE 2.02 Aggregate Resource Areas shall be delineated utilizing certain portions of areas which are underlain by “commercial mineral deposits” as those deposits are defined in Policy GE 2.01.
- GE 2.03 Pursuant to Policy GE 2.02 and the provisions of 34-1-304(1)(a-g) CRS, the county shall not include in its Aggregate Resource Areas, the following lands:
- (a) those areas defined and mapped in the Environmental Resources and Agricultural Elements as:
- (1) “Critical Wildlife Habitat”
 - (2) “Agricultural Lands of National and State-wide Importance”.
 - (3) “Designated Natural Landmarks and Natural Areas”.
- (b) those areas defined and mapped in the Geology Element where:
- (1) existing development effectively precludes extraction; or,
 - (2) extraction has been completed.
 - (c) those unincorporated areas in the county lying within adopted community service areas where existing or previous capital improvement commitments effectively preclude mineral resource designation.
 - (d) those areas remaining after the exclusions contained in Items a-c, above, where the contiguous surface area underlain by a commercial mineral deposit is 20 acres or less.
 - (e) those parcels remaining after the exclusions contained in Items a-d, above, where the surface area underlain by a commercial mineral deposit is 20 acres or less.
 - (f) any specific site the mineral extraction from which would not be appropriate in light of the countervailing factors listed in 34-1-304(1), CRS.
- GE 2.04 The county shall strongly discourage intensive uses in Aggregate Resource Areas.
- GE 2.05 Whether within or without a designated aggregate or other resource area, the county shall prohibit or regulate, including by Special Use Review and the like, the open mining of any mineral or earthen material including, but not limited to, limestone, coal, peat, quarry aggregate, sand and gravel, sandstone, building stone, topsoil, common borrow, clay, shale, gold, lead, silver, zinc, copper, uranium, tungsten, and fluorspar as well as all accessory activi-
- In Boulder County, open mining requires Special Use Review.**

The requirement for reclamation of mined land is usually a cooperative effort between the county & the Mined Land Reclamation Board.

ties related thereto.

It is emphasized that the extraction plan is fundamentally and primarily a preservation plan and that these portions of the county's commercial aggregate deposits shall be protected from the encroachment of land uses which tend to inhibit or preclude extraction so that the options of future decision-makers will remain open in considering the demand for aggregate. Conversely, it is not intended that an applicant for the extractive land use in an Aggregate Resource Area shall automatically be assured of success in lieu of addressing all environmental concerns. Nor is it intended that extractive land uses shall be denied outside the Aggregate Resource Areas. Rather, it is reemphasized that the extraction master plan shall insure the availability of and adequate supply of quality aggregate over the next 30 years so far as can be reasonably estimated. (Approved by Planning Commission 12/3/80, not approved by Board of County Commissioners)

GE 2.06 The county shall regulate the exploration for, development of, and production of geothermal resources as well as all accessory activities related thereto, to the extent permitted by state statutes.

GE 2.07 The county shall regulate the subsurface mining, gasification, liquification, and methane desorption of coal as well as all accessory activities related thereto.

GE 2.08 The county shall regulate the mining of any mineral by means of in situ leaching as well as all accessory activities related thereto.

GE 2.09 Whereas subsurface mining in the Lode Mineral Areas in the recent past has been, and in the foreseeable future will probably remain, of limited scope and impact, it shall presently be county policy to consider subsurface mining in the Montane and Alpine Subprovinces (as defined in the Geology Element background information) and its accessory activities, to be a permitted land use subject to the procurement of an appropriate administrative permit in compliance with attendant criteria.

However, whereas the lode mineral deposits of Boulder County are of such magnitude and diversity that it is conceivable that subsurface mining of major scope and impact may be initiated, the county shall continuously monitor and evaluate the scope of subsurface mining in said Subprovinces and, on recommendation from the county Planning Staff or by petition from the citizens of the county, the county Planning Commission may recommend to the Board of County Commissioners that such subsurface mining be regulated and that the county land use regulations be so amended.

GE 2.10 In cooperation with the Colorado Mined Land Reclamation Board and its staff, the county shall require that all "affected land" as defined by Colorado Statute, be reclaimed whether the subject mining activity shall

have been open mining or subsurface mining.

Groundwater

GE 3.01 The county shall render land use decisions consistent with the preservation or improvement of groundwater quality as well as the conservation of groundwater supplies.

GE 3.02 Whereas (1) geological conditions in some areas of the county, as described in the Geology Element, are such that dependable or potable groundwater supplies may not be available for intensive land uses; and (2) applicants for intensive land uses may specify that groundwater shall be partially or solely utilized as a water source, the county’s land use regulations shall require that said applicants furnish hydrogeological or other acceptable evidence to establish that definite provision has been made for a water supply that is sufficient in terms of quantity, dependability, and quality for the intensive use proposed.

Geologic conditions in some areas of the county are such that dependable or potable groundwater supplies may not be available for intensive land uses.

Boulder County Comprehensive Plan UPDATE

Oil and Gas Exploration and Development

Boulder County recognizes the existence of oil and gas mineral rights within its unincorporated areas. It is the county's objective to exercise its fundamental duty to protect public health, safety and welfare and the environment from adverse effects of oil and gas exploration and development, and to minimize potential land use conflicts between those activities and current or planned land uses.

All policies, procedures and regulations dealing with oil and gas exploration and development shall be based on the implementation of the "precautionary principle" so as to ensure the safety, public health and protection of Boulder County's residents, environment, infrastructure, and resources with respect to local and cumulative, short and long term considerations.

Policies

GE 4.01: Boulder County is dedicated to promoting, requiring and implementing programs, policies and practices that provide benefit to the well-being of current and future residents as well as protecting the integrity of the air, water and ecosystems on which all life depends. Consequently, it is county policy to pursue the following actions regarding the exploration and development of oil and gas resources:

- a) Where oil and gas exploration and development is regulated by the federal and/or state government alone, both currently and in the future, advocate for requiring use of the most effective performance technologies and practices;
- b) For oil and gas exploration and development activities in areas of shared regulatory authority, provide direction, leadership and support for incorporating the most effective performance technologies and practices into the applicable jurisdiction's rules and regulations ; and
- c) For those oil and gas exploration and development activities subject primarily or solely to county jurisdiction, establish and maintain a comprehensive planning basis for amending, revising and updating the Land Use Code as well as the full array of regulatory tools and procedures available to the county as they are identified and found to be consistent with the Objective of these policies.

GE 4.02: Areas where the county has an interest in assuring that the most effective performance technologies and practices are applied include, but may not be limited to:

- a) Transportation impacts on roads and their users
- b) Development impacts on county open space lands and conservation easements
- c) Impacts on and consumption of environmental resources, including
 - Wildlife and wildlife/plant habitat
 - Wetlands
 - Riparian areas
 - Surface and subsurface water – sources, volumes, and consumptive vs. non-consumptive use

- Aquifers – casing that isolates and protects aquifers, due diligence in finding abandoned wells, and protective setbacks from areas of outcropping aquifers
 - Air quality – greenhouse gas emissions, ozone precursors, and toxic air pollutants affecting local residents, visitors and users of nearby public facilities
 - Water quality
 - Soil quality and productive integrity
- d) Geologic hazards
 - e) Wildfire mitigation
 - f) Storm water, drainage and erosion controls
 - g) Solid and liquid wastes management
 - h) Noise, lighting and odor controls
 - i) Land restoration and reclamation
 - j) Agricultural land preservation
 - k) Irrigation ditches, drain tiles, laterals, ponds and other water resource systems associated with agricultural operations
 - l) Fencing, both temporary and replacement
 - m) Noxious weed control
 - n) Floodplain and floodways
 - o) Visual impacts and preservation of scenic views
 - p) Access roads/facilities removal upon well closures/abandonment
 - q) Historic/archeological/cultural protection
 - r) Emergency response planning and capabilities
 - s) Adjacent landowner concerns
 - t) Other areas of public health, safety and welfare as they may be identified

GE 4.03: Measures the county will look for in assessing whether an application for oil and gas exploration and development is adhering to most effective performance technologies and practices will include, but not be limited to, the following:

- a) use of closed loop systems for the containment and/or recycling of drilling and completion fluids;
- b) use of emissions controls, prevention capture/co-benefits producing systems, and other green completion or reduced emissions systems to minimize or eliminate the release of volatile organic compounds, hazardous air pollutants, and greenhouse gases;
- c) use of electric motors or muffled internal combustion engines in pumping and production operations;
- d) extensions of setbacks from adjacent land uses, water bodies, water courses, riparian areas and other important environmental resources as determined on a case-by-case and site-by-site basis;
- e) air quality baseline testing and monitoring at wellheads, condensate tanks, pipelines, compressor stations and other potential gaseous emissions sources;
- f) soil structure and condition baseline testing and documentation within and adjacent to the drill pad area prior to commencing pad preparation and construction;
- g) surface, groundwater, and well water quality and level baseline testing and monitoring within and adjacent to the drill pad area prior to commencing pad preparation and construction;

- h) extensions of setbacks to achieve public health, safety and welfare objectives as determined on a case-by-case and site-by-site basis;
- i) submittal of comprehensive drilling and phasing plans for oil and gas holdings within and adjacent to Boulder County;
- j) preparation of plugged and abandoned hydrocarbon well integrity surveys within an adequate distance along the full length of the bore hole and production casing for proposed new wells and existing wells to be reopened for production, to identify potential integrity problems and remedies for improperly plugged wells or where plugs and well casings have failed over time;
- k) use of temporary, removable, low-impact “laydown” roads or similar methods for access to sites from local, county, state and/or federal roads;
- l) dark sky lighting measures;
- m) odor, dust and noise reduction/suppression measures;
- n) complete reclamation and restoration of all disturbed areas, including roads, to their pre-exploration and development conditions;
- o) sharing of transportation, drilling, production, transmission and access facilities among operators to minimize duplication of activities and potential impacts;
- p) use of existing easements and infrastructure where appropriate and allowed by easement holders for the surface and subsurface infrastructure necessary for drilling, extraction, production and transmission operations;
- q) “fair share” compensation for impacts on county roads, county open space lands and other county infrastructure or properties

GE 4.04: In addition to the county’s expressed interest in eliminating methane and other greenhouse gas emissions from oil and gas development into the atmosphere, the county strongly supports all efforts at all levels to further study and ultimately eliminate such emissions resulting from oil and gas operations whether through legislative, regulatory, voluntary or other means.

GE 4.05: The county shall consider requiring operators to use and share existing infrastructure, to minimize installation of new facilities, and to avoid additional disturbance to lands to the greatest extent possible in order to forego introducing significant new land use and cumulative impacts to the environment, landowners and natural resources.

GE 4.06: Applicants for oil and gas exploration and development shall provide the Boulder Office of Emergency Management and affected emergency response agencies with as-built facilities maps in a format suitable for input into the county’s GIS system depicting the locations, sizes, and depths below grade of all oil and gas gathering and transmissions lines and associated equipment, surface facilities and their functions, as well as transportation routes to and from exploration and development sites, for emergency response and management purposes in case of an incident or accident involving transmission or transportation presenting an immediate or potential hazard to the public and environment.

GE 4.06.01: Operators shall cooperate with local emergency response agencies in planning and conducting on-site emergency preparedness exercises that simulate industrial incidents and accidents that may, in the opinion of the emergency response agencies, take place on site.

GE 4.06.02: Operators shall disclose all hazardous chemicals used in their operation to the Boulder Office of Emergency Management and all affected emergency response agencies.

GE 4.06.03: All unintended releases of hazardous chemicals shall be immediately reported to the Boulder Office of Emergency Management and all affected emergency response providers.

GE 4.07: The county will encourage and provide appropriate assistance to landowners seeking expert advice for negotiating surface use agreements or leasing arrangements for oil and gas exploration and development.

GE 4.08: Achieving the county's Objective regarding oil and gas activities requires not only a thorough review of local regulations but also communication and cooperation between the county, other levels of government and organizations involved in the oil and gas industry and in the study of oil and gas development and exploration. To this end the county has appointed a Local Governmental Designee pursuant to Rule 214 of the Colorado Oil and Gas Conservation Commission. In addition, the county is committed to working with stakeholders, regulators and interested parties to:

- a) Identify and address deficiencies in regulating detrimental land use and surface impacts as well as environmental and health impacts;
- b) Continue review of studies, data and other information to ensure regulations and implementation measures are presently addressing or need revising to incorporate the most contemporary research on impacts and technological advances;
- c) Monitor state and federal legislation and policies, to be followed when deemed necessary by lobbying, letters of support and advocacy, and dissemination of information to enhance local protection for land use, surface impacts, public health and the environment;
- d) Investigate the feasibility and utility of entering into memoranda of understanding (MOUs), intergovernmental agreements (IGAs) or other accords with industry, the state, and other public or private sector interests where the outcome will help facilitate the implementation of these policies; and
- e) Consider addressing impacts of oil and gas development by acquiring and retiring mineral estates interests on a willing seller-willing buyer basis where appropriate.

GE 4.09: The county will require that applicants for oil and gas exploration and development directly engage with local communities, residents and other stakeholders at each phase of a development plan, starting prior to exploration, in order to provide sufficient opportunity for comment on plans, operations and performance, listen to concerns, and respond appropriately and promptly.

GE 4.10: Boulder County shall not lease or sell any of its current or future water rights for oil and gas exploration and development.

GE 4.11: Agricultural land preservation and conservation is a core goal and value of the BCCP. Oil and gas operations will be required to restore and reclaim all on and off-site agricultural lands impacted by any activity related to exploration, development, infrastructure installation, closure, and transportation to the soil tilth, productivity, and/or drainage patterns that were in place prior to the initiation of oil and gas operations.

GE 4.12 Boulder County will require explicit commitments by applicants to accept responsibility and liability for compensation and/or mitigation of directly and indirectly related costs, nuisances, damages and adverse impacts as a condition for issuance of permits dealing with oil and gas resource exploration and production.



Boulder County Comprehensive Plan

Environmental Resources Element

Goals, Policies, & Maps Element

Overview

Boulder County values and strives to preserve, conserve and restore the unique and distinctive natural features, ecosystems and landscapes of the county using sound resource management principles and practices at both a site-specific level and on a broader, landscape scale. Boulder County's important environmental resources include naturally occurring ecosystems and their native species populations. Species of Special Concern are an integral component of this management approach. The list of Species of Special Concern includes locally threatened or endangered flora and fauna that the county seeks to protect. Habitat for these Species of Special Concern is particularly vital, since it often presents our best chance to protect native species.

In addition to identifying Species of Special Concern, this Element designates areas of important habitat at two scales: the "site-specific scale" and the broader, "landscape-scale." At the site-specific scale, important environmental resources typically consist of an easily definable area such as an individual parcel of land or a distinct geographical location where specific resources exist. Designations at the site-specific scale include Critical Wildlife Habitats, Rare Plant Areas, Wetlands, Riparian Areas, and Significant Natural Communities (formerly referred to as Critical Plant Associations). Environmental resources designated at the landscape-scale are much larger and holistic in approach. At this scale, the designations of High Biodiversity Areas and Environmental Conservation Areas seek to preserve broader ecological processes and functions. These areas often encompass multiple resources also designated at the site-specific scale. Natural Area and Natural Landmark designations are intended to encompass and protect unique and distinctive natural features and landscapes in the county. The fundamental and essential sustaining resources of air, soil, and water are also considered and addressed.

Approved by Planning Commission on 10/15/14

While this Element calls specific attention to the aforementioned designated environmental resources (Environmental Resources), it also recognizes that these are not the only environmental resources of significance and importance that should be considered in land use decisions and cared for through management practices. With this in mind, Boulder County's overarching intention is to maintain the overall health and integrity of our rich and diverse environment to the greatest extent possible as our knowledge and understanding of environmental functions and interconnections evolves. The term "environmental resources" as used in this Element consists of both the designated "Environmental Resources" and undesignated environmental resources.

To provide some context for the goals and policies, a brief explanation of the environmental resource designations and their importance to the ecosystems of Boulder County follows. For the most part, these designations are those that already are utilized by reference in the Boulder County Land Use Code. Designations added or amended in updates to this Element will also be protected through administration of the Code and in conformance with applicable Federal and State law. The criteria used to determine these designations are periodically reviewed and updated resulting in updated lists of Species of Special Concern and updated maps of the Environmental Resources Element. Descriptions of these designations follow.

Environmental Conservation Areas

Environmental Conservation Areas (ECAs) encompass the largest remaining relatively natural or restorable forests, shrublands, grasslands, and agricultural landscapes in Boulder County. Even with the current amount of relatively undeveloped public land in the county, and the conservation and preservation efforts of public land managers on these lands, broad shifts in animal and plant communities are occurring as a result of development, habitat degradation, climate change, and the exclusion or disruption of natural processes. ECAs are a planning tool developed by the County and its agency partners for analyzing land use and land management decisions in the context of the cumulative effects of development, roads, trails and increased human presence at a landscape-scale on these large and complex ecosystems. This land use decision-making tool is used as a strategy for maintaining the wide-ranging animal species, native plant communities, and natural ecological processes that operate at this landscape scale.

ECAs are a framework for ecosystem management that identifies and designates valuable ecological areas and delineates corridors of connectivity between them regardless of ownership. With this designation, land use and land management decisions within and adjacent to ECAs and their connectors can be made within a framework that seeks to: protect species that may be wide-ranging, ecologically specialized or disturbed by human presence; encourage the return of species lost from the county; prevent additional habitat fragmentation; and limit increases in invasive non-native species in these ecologically-significant areas. Such planning and decision-making processes may include resource management plans, the location and extent of new development, future land and easement purchases for open space purposes, and the location of trails and other public facilities.

High Biodiversity Areas

High Biodiversity Areas (HBAs) are locales that have a concentration of rare environmental resources. If managed well, they represent the greatest opportunities for preserving specific aspects of Boulder County's natural heritage. The boundaries of HBAs encompass those lands that provide the habitat and ecological processes upon which the resources depend for their continued existence. These areas have been identified and ranked -- by the CSU Colorado Natural Heritage Program -- as having *outstanding significance* (B1), *very high significance* (B2), or *high significance* (B3).

Natural Landmarks

Natural Landmarks are prominent landscape features that distinguish a specific locality in Boulder County. They are important for the views they afford, their value as scenic vistas and backdrops, and the intrinsic value they hold as wildlife or plant habitats, natural areas, park and open space preserves, and open land areas. However, the single criterion for designation shall be its visual and scenic prominence as a landscape feature. They provide a record of Boulder County's natural heritage.

State and County Natural Areas

State and County Natural Areas are physical or biological areas that are unique and important to the natural heritage of the state and/or the county. Each area either retains or has reestablished its natural character, although it need not be completely undisturbed. It typifies native vegetation and associated biological and geological features and provides habitat for rare or endangered animal or plant species or includes geologic or other natural features of scientific or educational value. State Natural Areas are designated as such by the Colorado Natural Areas Program.

Significant Natural Communities

Significant Natural Communities are areas that are recognized by the presence of a critical plant association that is limited in its distribution and occurrence. These areas have multiple important environmental resources that co-occur and interact. These areas have species and processes that are relatively undisturbed by human actions and currently exist in their natural state. These areas are also referred to as Critical Plant Associations in the Boulder County Land Use Regulations.

Critical Wildlife Habitats

Critical Wildlife Habitats are the unique habitats which have a crucial role in sustaining populations of native wildlife and in perpetuating and encouraging a diversity of native species in the county.

Wetlands and Riparian Areas

Wetlands and Riparian Areas have unique and critical functions in the ecosystem. Wetlands are generally described as lands transitional between terrestrial and aquatic systems where the land is covered by shallow water or soils are saturated during the growing season. Wetlands have high biodiversity, are relatively rare, provide unique wildlife habitat, filter water, and

buffer floods. Riparian Areas are a unique combination of terrestrial plant communities and aquatic systems associated with flowing water that provide unique habitat and important movement corridors for wildlife.

Rare Plant Areas

Rare Plant Areas are sites that are known to have a high likelihood of having occurrences of Plant Species of Special Concern.

Species of Special Concern

Species of Special Concern include the flora and fauna in the county whose populations may be threatened or endangered, locally rare, experiencing long-term non-cyclical population declines, isolated or restricted to distinct local habitat types, or native species which have ceased to exist within Boulder County.

To summarize, restoring, protecting and preserving our natural environment and all of its interdependent components upon which all things depend have been core values and objectives of Boulder County since the adoption of the first county-wide comprehensive plan in 1978. Numerous initiatives, plans and programs have been diligently pursued and implemented in this quest, and have benefited from the involvement of many stakeholders and interested parties in both the public and private sectors. The Environmental Resources Element is both a compass and a tool for use in sustaining and advancing these efforts.

Goals of the Environmental Resources Element

B.1 Boulder County shall conserve and preserve environmental resources including its unique or distinctive natural features, biodiversity, and ecosystems through protection and restoration in recognition of the irreplaceable character of such resources and their importance to the quality of life in Boulder County.

B.2 Boulder County sustains and protects native species, natural ecosystems and the biodiversity of the region by designating High Biodiversity Areas, Natural Areas, Natural Landmarks, Significant Natural Communities, Critical Wildlife Habitats, Species of Special Concern, Wetlands, Riparian Areas, and Rare Plant Areas. Other resources and designations may be identified in the future. These designated areas and species lists also provide a point of reference for continued monitoring of long-term ecological change.

B.3 Boulder County shall promote the viability and integrity of all naturally occurring ecosystems and their native species populations by applying a variety of environmental resources management strategies in a manner that is consistent with current ecological principles and sustainable conservation practices.

B.4 Boulder County recognizes that climate change is having significant impacts on our environmental resources. As the body of climate science knowledge grows and potential effects are better understood, Boulder County shall incorporate the best scientific information into planning and decision-making to adapt to and offset those impacts.

B.5 Boulder County shall continue to protect air, water and soil resources and quality, as well as restore resources in a degraded condition to enhance overall environmental health. Pollution of air, water, and soil, and pollution caused by noise or light, shall be eliminated or minimized to the greatest extent possible in order to prevent potential harm to life, health and property, and to reduce incremental degradation of the environment.

B.6 Boulder County shall continue to protect prominent natural landmarks and other unique scenic, visual and aesthetic resources in the county.

B.7 Boulder County shall conserve and preserve Environmental Conservation Areas (ECAs) in order to perpetuate native species, biological communities, and ecological processes that function over large geographic areas and require a high degree of connectivity to thrive.

B.8 Boulder County shall protect environmental resources both at the site-specific scale and landscape scale through a variety of means such as partnerships with private landowners, non-governmental organizations, and other governmental agencies; education and outreach; advocacy at the state and federal level; and other programs consistent with the goals and policies of the Comprehensive Plan.

Environmental Resource Policies

Introduction

The general policies below (ER 1.01 to ER 1.08) pertain to all environmental resources. Additional policies follow the general policies that expand on and are unique and specific to Air, Water, Soil and Noise (ER 2.01 to ER 2.03), Environmental Conservation Areas (3.01 to 3.05), and Natural Areas and Natural Landmarks (ER 4.01 to ER 4.03).

General Policies for Environmental Resources

The following policies apply to all environmental resources in Boulder County

ER 1.01

Boulder County plans and attendant regulations shall be formulated to insure that land uses avoid where possible and otherwise minimize the destruction or adverse modification of environmental resources. Land use proposals shall be evaluated on a case-by-case basis for their potential impacts to environmental resources identified in the BCCP as well as those resources that may be identified on the site and in the vicinity of the proposal during a county

development review process. The applicant may be required to complete other studies, inventories, or reports that address the proposal's potential impacts on environmental resources and include recommendations for mitigation of those impacts.

ER 1.02 Boulder County shall continue to identify and designate environmental resources that have significance to Boulder County. Such designations, and attendant maps, will be based on criteria that use science, collaboration with experts, and on-the-ground verification to the extent practicable. Boulder County may periodically reevaluate such criteria and designations.

ER 1.03 *Acknowledging our responsibility to ensure that naturally occurring ecosystems and their native species populations continue to exist and flourish in Boulder County, Boulder County will develop conservation and recovery plans for priority Species of Special Concern.*

ER 1.04 Scenic vistas shall be preserved as much as possible in their natural state.

ER 1.05 Boulder County shall work with federal, state, municipal and other public or quasi-public entities that have a jurisdictional or property interest in unincorporated lands within or surrounding any designated environmental resources to achieve their protection.

ER 1.06 Boulder County shall work in partnership with private land owners and non-governmental organizations to protect, conserve, and restore designated environmental resources using a variety of tools.

ER 1.07 Boulder County shall use its open space program as one means of achieving its goals for protecting environmental resources.

ER 1.08 Boulder County shall encourage all private landowners to seek assistance from appropriate governmental and non-governmental entities to protect Boulder County's environmental resources.

ER 1.09 Boulder County shall modify plans, policies and regulations as necessary to adapt to climate change in order to reduce species and ecosystem vulnerability and other potential adverse impacts on environmental resources. These measures will guide environmental resource management implementation aimed at protecting biodiversity and ecological resiliency.

Air, Soil, Water, Noise and Light Policies

In addition to the general policies above, the following policies also apply specifically to air, soil, water, noise and light.

ER 2.01 Boulder County shall seek to protect overall public and environmental health by enforcing regulations concerning air, soil, water, noise and light pollution at the local level in accordance with applicable law.

ER 2.02 Boulder County shall evaluate land use proposals and other planned activities considering their cumulative impacts on public and environmental health. Sufficient mitigation and minimization of any impacts shall be required for the proposal or activity to be approved. These proposals and activities shall at a minimum comply with air, soil, and water quality standards, as well as noise level and lighting standards, established by county and state agencies or the Boulder County Land Use Code.

ER 2.03 Boulder County shall take a watershed approach to addressing water quality and water quantity including supporting and participating in local and regional watershed partnerships.

Environmental Conservation Areas Policies

In addition to the general policies above, the following policies apply specifically to Environmental Conservation Areas.

ER 3.01 Boulder County shall designate and map Environmental Conservation Areas as well as Overland and Stream Habitat (Riparian) Corridors at a landscape scale.

ER 3.02 Boulder County shall encourage the removal of development rights from ECAs through transfer, donation, acquisition, trade, or other incentives.

ER 3.03 Development within ECAs shall be located and designed to minimize the cumulative impacts on the environmental resource values of ECAs.

ER 3.04 Development outside of ECAs shall be located and designed to minimize impacts on and connectivity between ECAs.

ER 3.05 Boulder County shall encourage and participate with the appropriate public entities and private land owners in the development of coordinated management plans to conserve, preserve and restore the environmental resource values of ECAs.

Natural Landmarks and Natural Areas Policies

In addition to the general policies above, the following policies apply specifically to Natural Landmarks and Natural Areas.

ER 4.01 Natural Landmarks and Natural Areas identified in the Environmental Resources Element and as may be identified from time to time by the state under the Colorado Natural Areas Act, shall be protected from destruction or harmful alteration.

ER 4.02 Boulder County shall submit any County Natural Area that may be of state-wide importance to the Colorado Natural Areas Program for designation as a State Natural Area.

ER 4.03 Boulder County shall coordinate with local, state, and federal agencies and municipalities, as well as with willing private landowners, to protect natural resource values within Natural Landmarks and Natural Areas. This may include: identification of specific resources of concern including scenic values; recommendations for long-term management; mitigation of existing or foreseen impacts; or protection through acquisition of land interest.

Boulder County Comprehensive Plan UPDATE

I. Purpose of the Open Space Element

Situated at the intersection of the Great Plains and the Rocky Mountains, Boulder County is endowed with an extraordinary geological and biological diversity, a natural heritage that helps form the foundation for an exceptional quality of life. The *Open Space Element* lays out Boulder County's vision for understanding, preserving, and enjoying this natural heritage.

Section II provides a brief history of the county's open space preservation efforts, establishment and evolution of the Parks and Open Space Department, definitions, and the department's framework for management, engagement, and collaboration.

The goals and policies in Section III provide guidance for the future. The policies in the Open Space element complement those in other elements of the Boulder County Comprehensive Plan. Specifically, scenic resources and other environmental resource values are addressed in the Environmental Resources Element; regional trails and facilities are addressed in the Transportation Element; maintaining viable agriculture in the county is addressed in the Agriculture Element; cultural resource protection is addressed in the Cultural Resources Element; and flood and other natural hazard mitigation is addressed in the Natural Hazards Element.

Text box: What's in a word? Protect v. Preserve v. Conserve: Open space lands are "protected" from development but protection can be carried out in different ways. "Conserve" suggests responsible and sustainable use of natural resources whereas "preserve" implies maintaining the landscape in its original, or pristine, state. In the Open Space Element policies, "conserve" is used for policies relating to working landscapes such as agricultural properties while "preserve" is used for policies relating to broader protection.

II. Boulder County Open Space Program

a. Origins and Evolution of the Program

The idea of a county open space program was initiated in the mid-1960s by Boulder County citizens who were interested in parks and recreation needs of the unincorporated area and in "preserving open space land in the face of rapid county development" (*Boulder County Comprehensive Plan*, 1978, History of Open Space Program). In 1967 the Board of County Commissioners appointed an "official" citizens group, the Parks and Open Space Advisory Committee (POSAC), to help formulate a plan for preserving open space. This was at a time when Boulder County's 741 square miles were home to a population of fewer than 130,000 people. The 2015 population was approximately 319,400. The Boulder County Parks and Open Space Department was formally designated as of January 1, 1975, initially overseeing several properties amounting to approximately 85 acres.

Turning the vision into reality took time and hard work. The first two attempts to pass a county-wide open space sales tax failed in 1978 and 1988. In 1993 the first open space sales and use tax

passed: 0.25% for 15 years. Since then, several additional tax resolutions have extended or passed new sales taxes, along with significant bonding authority to accelerate open space purchases. In 2017 the open space sales and use tax stands at 0.6%.

Since the last Open Space Element update in 1996, the county’s open space interests have increased to over 100,000 acres of land. As a result, stewardship of these lands and engagement with county citizens are increasingly important features of the open space program.

Sidebar: Timeline of Significant Milestones

- 1967: Parks and Open Space Advisory Committee (POSAC) appointed
- City of Boulder voters approved a sales tax in the City of Boulder for open space (along with transportation)—first in the country
- 1973: POSAC hosts community meetings
- 1974: Community survey to obtain citizen input
- 1975: Commissioners created the Boulder County Parks and Open Space (BCPOS) Department and adopted:
 - 8 policies for Open Space
 - First priority trail corridor locations
 - Areas of interest for land acquisition and approval to initiate negotiations in those areas
- 1975: Betasso and Walker Ranch acquired
- 1978: Boulder County Comprehensive Plan adopted
 - Urban-type growth would only occur in cities and towns and not in the rural countryside
 - Various tools could implement the Vision:
 - Zoning - Minimum parcel size 35 acres in unincorporated county to maintain rural character
 - Intergovernmental cooperative efforts
 - Acquisition of Open Space
- 1980-1991: Rock Creek Farm, first farm property purchased
- 1996: Heil Ranch and Hall Ranch acquired
- 2002: Caribou Ranch, (first acquisition)
- 2015: Toll Property, (BCPOS surpasses 100,000 ac., celebrates 40th Anniversary)

Sidebar: Sales & Use Tax Resolutions

- 1978: First attempt at county-wide open space sales and use tax fails
- 1988: Second attempt at county-wide open space sales and use tax fails
- 1993: Resolution 93-174 passes, creates 0.25% sales and use tax for open space through 2009
- 1999: Resolution 99-111 extends 0.25% for 10 years through 2019
- 2000: Resolution 2000-113 extends existing 0.10% Recycling and Composting Tax for open space through 2009
- 2004: Resolution 2004-86, superseded by Resolution 2004-102, creates new 0.10% sales tax 20 years through 2024, with 0.05% continuing in perpetuity
- 2007: Resolution 2007-80 extends 2000 open space 0.10% sales and use tax 20 years through 2029
- 2009: Resolution 2009-100 proposed extension of 0.25% sales and use tax through 2034 fails
- 2010: Resolution 2010-93 new 0.15% sales and use tax passes through 2030
- 2016: Resolution 2016-77 extends half of 0.25% sales and use tax scheduled to expire in 2019 through 2034, with half going to sustainability initiatives

b. Open Space Definitions, Values, and Functions

Open space is defined as “lands intentionally left free from development.” Open space serves one or more of the following values or functions¹ (listed in no particular order):

- Conserve rural character of the unincorporated county, scenic corridors, and community buffers to ensure community identity and prevent urban sprawl

¹ Many of these values and functions are set forth in the open space sales and use tax resolutions, <http://www.bouldercounty.org/os/openspace/pages/openspacefunding.aspx> .

- Preserve natural resources, including significant habitats, native species, and ecological processes.
- Conserve and enhance agricultural lands, especially agricultural lands of local, statewide, and national importance.
- Protect and manage water resources, including agricultural water and in-stream flows
- Provide passive recreation, trail linkages, and access to public lands.
- Protect, preserve, and restore cultural resources, including historic and pre-historic features.
- Provide opportunities for volunteerism, education, and interpretation of natural and cultural resources.

Passive Recreation, referred to in the *Open Space Element* policies, is defined as non-motorized outdoor recreation with minimal impact on the land, water, or other resources that creates opportunities to be close to nature, enjoy the open space features, and have a high degree of interaction with the natural environment. Further,

- Passive recreation requires no rules of play or installation of equipment or facilities, except for trails and associated improvements.
- Passive recreation includes activities such as hiking, snowshoeing, cross-country skiing, photography, bird-watching, or other nature observation or study.
- If specifically designated, passive recreation may include bicycling, horseback riding, dog walking, boating, or fishing.

c. Open Space Preservation Tools

Boulder County uses a variety of tools to accomplish its goals (see sidebar on Acquisition Tools). In addition to acquiring open space interests, Boulder County protects open space values and functions via the goals and policies set forth in other Comprehensive Plan Elements, including the Agriculture, Cultural Resources, Environmental Resources, and Sustainability Elements. Many of these goals and policies are codified in the Land Use Code.

Regional cooperation is an essential ingredient of Boulder County's open space preservation efforts. Boulder County has been a leader in establishing a regional vision for open space preservation, working with local communities to identify where rural preservation is appropriate and, likewise, where urban development is desired. This work has resulted in a series of intergovernmental agreements and a number of joint purchases with communities within the county. As mandated by the 1993 sales tax resolution, Boulder County annually solicits input from municipalities and stakeholders on open space acquisition and trail priorities (see Policy OS 5.03).

Following passage of the open space sales and use tax in 1993, the next two decades saw prolific additions to the county's open space interests. At the 40-year anniversary in 2015, the county open space program surpassed the 100,000-acre milestone of preserved lands, along with 115 miles of trails. About half of these properties are in the foothills and mountains, and half in the plains, including about 25,000 acres of agricultural lands. Approximately 60% of these lands are owned in fee and the remaining 40% are privately owned under conservation easement. The majority of county-owned land is open for public use.

[Link to web page or include maps showing evolution of acquisitions, decade by decade]

Boulder County has accomplished many of its major acquisition goals. However, acquisition tools will continue to play an important role in the program as significant opportunities become available.

Sidebar: Acquisition Tools

The county acquires different interests in land for open space purposes. The interests are acquired by full purchase, full or partial donation, intergovernmental agreement, or regulatory/required means.

- Fee title: The owner conveys the land and any water rights to the county.
- Conservation easement, deed restriction or restrictive covenant: The owner agrees to restrict uses of the property in exchange for cash, tax benefits, land use approvals for use of adjacent land, or other compensation, such as transferable development rights (TDRs) that can be sold for use where the county and local municipality have agreed to allow greater density, or transferable development credits (TDCs) that can be sold for use by properties owners wishing to exceed the county's single family residential size threshold.
- Lease or management agreement: The county leases land (such as from the State Land Board) or otherwise agrees to manage land for open space.

d. Management Framework

As the program has evolved and matured, the Boulder County Comprehensive Plan continues to provide the overarching guidance for finding the appropriate balance of uses in the stewardship of county open space through careful management and citizen engagement. Management policies provide the next level of guidance and contain more detailed direction for addressing landscape level and system-wide issues. Property specific management plans offer the greatest level of detailed management guidance for specific properties or groups of properties. The Boulder County Parks and Open Space Department Mission, Rules and Regulations, department-wide goals, annual performance measures, and work plans also reflect guidance from the Comprehensive Plan.

Sidebar: BCPOS Mission Statement: To conserve natural, cultural and agricultural resources and provide public uses that reflect sound resource management and community values.

III. Goals and Policies

Goal 1. Protect. Boulder County recognizes and protects open space for its contribution to an exceptional quality of life.

Policies

- OS 1.01. **Conservation Efforts.** Boulder County supports conservation efforts that uphold one or more open space values or functions, consistent with adopted plans and agreements.
- OS 1.02. **Development Review.** Open space values and functions, and impacts to county open space, shall be considered in the review of development proposals submitted to the Land Use Department.
 - OS1.02.01 To the extent possible, the county shall avoid, minimize, or mitigate impacts on views from view protection corridors including, but not limited to, those shown in mapping that accompanies this element. The county may preserve these scenic corridor areas by means of appropriate dedication during the development process, reasonable conditions imposed through the

development process, or by acquisition. This, however, does not preclude the county from providing essential and appropriately planned road improvements.

OS1.02.02 Areas that are considered as valuable scenic vistas and Natural Landmarks shall be preserved as much as possible in their natural state.

OS 1.03. ***Public Land Dedications.*** The Boulder County Land Use Code shall provide for land dedications of parks and open space, trails, and necessary public access to those areas where appropriate.

Goal 2. Conserve. Boulder County conserves the rural character of the unincorporated county by protecting and acquiring lands and waters embodying significant open space values and functions.

Policies

OS2.01. ***Protection of Open Space Values and Functions*** .Boulder County acquires real property rights to protect open space values and functions as outlined under the open space definition in Section II. b.

OS2.02. ***Acquisition Tools.*** Boulder County acquires real estate interests in land, water, and minerals through appropriate real estate methods such as fee title, conservation easements, and trail easements.

OS2.03. ***Protect Real Estate Interests.*** Boulder County maintains and protects its real estate interests in open space properties to the maximum extent possible and works to prevent illegal uses and minimize impacts from legal third-party activities.

Goal 3. Steward. Boulder County purposefully stewards its open space resources through sound management practices and appropriate visitor uses.

Policies

OS 3.01. ***Management Plans and Policies.*** Boulder County prepares management plans and policies as appropriate for open space properties where the county has management authority and uses the plans and policies to manage its open space resources and assets.

OS 3.01.02 Plans and policies are based on sound planning practices, regional context, public input, and desired future conditions.

OS 3.01.03 Through planning and management, Boulder County strives to preserve significant resources and enhance protection and restoration of native ecosystems and their native species populations while also providing passive, sustainable, and enjoyable public uses that connect the public to their environment.

OS 3.02. ***Climate Change.*** Through planning and management, Boulder County prepares for and adapts to the impacts of climate change.

OS 3.03 ***Adaptive Planning.*** Boulder County monitors and evaluates uses and resources on open space to inform management decisions and seeks to be innovative in its approaches to on-

the-ground management of open space resources utilizing knowledge of current conditions, latest science, and best technologies and practices.

OS 3.03.01 Monitoring data shall be synthesized, analyzed, and utilized to adapt management practices in response to changing conditions.

OS 3.03.02 Monitoring data shall be available to the public as appropriate, subject to the Parks and Open Space Department’s sensitive data policy.

OS 3.04 ***Facilities and Improvements.*** Boulder County provides appropriate improvements that serve the open space values and functions of the property while maintaining the rural and natural character.

OS 3.06.01 Recreational facilities shall be designed and maintained to avoid or minimize the degradation of natural and cultural resources while providing an exceptional and sustainable user experience.

OS 3.04.02 Open space trails shall provide for multiple uses, unless otherwise specified in a management plan.

OS 3.04.03 Regional trails linking to open space are coordinated with Boulder County Transportation and other government agencies and may have special rules.

OS 3.04.04 Boulder County may establish regional parks such as the Boulder County Fairgrounds or similar facilities at the direction of the Boulder County Commissioners.

OS 3.04.05 Agricultural infrastructure such as center pivot sprinklers, hay sheds, grain bins, and other improvements may be constructed as appropriate to support agricultural goals.

OS 3.04.06 Infrastructure needed to support the use and management of historic structures, museums, and other related resources shall be developed in a manner compatible with the setting and historic character of the resources.

OS 3.04.07 Infrastructure needed for purposes of ecological restoration shall be constructed as appropriate to support the natural and ecological functioning of the resources.

Goal 4. Engage. Boulder County actively engages the public in stewarding, understanding, and enjoying county open space.

Policies

OS 4.01. ***Parks and Open Space Advisory Committee.*** The Board of County Commissioners shall appoint a Parks and Open Space Advisory Committee to provide a forum for public input and advice to the Board of County Commissioners and Parks and Open Space Department regarding Parks and Open Space plans, programs, and actions.

OS 4.02. ***Engagement Through Communication.*** Boulder County shall promote awareness of the county’s irreplaceable natural and cultural resources and the best practices for their protection, conservation, restoration, and enjoyment through communication methods designed to reach a broad spectrum of the public.

- OS 4.03. **Engagement Through Education.** Boulder County shall reach out to the public through educational programs, volunteer opportunities, and regular interactions at open space properties.
- OS 4.04. **Public Input.** Boulder County shall seek and consider public input about open space acquisitions and management through a variety of informal and formal engagement tools.
 - OS 4.04.01. Open space land acquisitions, the capital improvements plan (CIP), and management plans and policies require approval by the Board of County Commissioners, after a public hearing and after review and input by the Parks and Open Space Advisory Committee.

Goal 5. Collaborate. Boulder County collaborates with stakeholders and partners to promote and protect open space values and functions.

Policies

- OS 5.01. **Stakeholders.** Boulder County shall invite input from a broad spectrum of stakeholders relevant to the policy and management issues under consideration.
- OS 5.02. **Peer Agencies.** Boulder County shall work closely with federal, state, and local authorities to promote and achieve mutual acquisition and management goals.
- OS 5.03. **Annual Open Space and Trails Request.** Boulder County shall annually solicit input from and provide updates to municipalities and stakeholders on open space preservation and trail priorities.
- OS 5.04. **Good Neighbor Policy.** Boulder County Parks and Open Space shall respect nearby private property owners through communication and appropriate actions.



Boulder County Comprehensive Plan

TRANSPORTATION ELEMENT

Introduction, Definition, Goals & Policies

As the county has experienced significant changes in demographics and travel patterns since the 1995 update to the Boulder County Comprehensive Plan (BCCP) Transportation Element, the world has likewise experienced changes. Boulder County, along with many others, has developed a greater awareness of the impacts individual and collective actions have on the world and local environments. Safe and efficient travel is necessary to participate in life's activities. Yet, from an economic, social, and environmental perspective, peoples' travel needs can no longer be met by roads and cars alone. New ways of providing safe, reliable, and convenient travel options that will be available to both current and future generations are necessary.

Introduction

Implementation of the Boulder County transportation system must be consistent not only with this element of the Comprehensive Plan, but also with the goals and policies of the entire BCCP. Drawing upon the principles and definitions identified in the BCCP Sustainability Element, the 2009 BCCP Transportation Element recognizes the need to develop policies and practices that create a sustainable transportation system. It centers itself on the three “pillars” of sustainability: environment, social equity, and economy. The goals, objectives, and policies included in the BCCP Transportation Element translate these three components of sustainability into action and help the County achieve its vision to provide high quality, safe, sustainable, and environmentally responsible transportation to meet the mobility and access needs of all users.

Transportation Policies

- **Objective**

Provide a Multimodal Transportation System

Plan, design, construct, manage, and maintain the Boulder County transportation system to be efficient, safe, convenient, and appealing for pedestrians, bicyclists, transit riders, motorists, and other users. Provide convenient and affordable mobility options for all users irrespective of ability, income, or personal vehicle ownership.

TR 1.01 Identify Transportation Corridors

Identify and classify transportation corridors based on the function and role they serve in the County transportation system.



Work closely and proactively with the communities within the County and other local, state, and regional agencies to develop a sustainable land use and transportation system

TR 1.02 Design Complete Corridors
Develop County transportation standards that assign specific design treatments for transit, pedestrian, bicycle, and motor vehicle facilities for each transportation corridor classification. Develop standards for new transportation technologies as they become available and anticipated for common use.

TR 1.03 Enhance the Bicycle and Pedestrian Network
Expand the bikeway and pedestrian network to provide safe, appealing, and convenient connections throughout the County for travel and recreation.

TR 1.04 Develop a Regional Trails Network
Implement a Countywide Regional Trails Plan to provide off-road travel and recreational opportunities for pedestrian, bicycle, equestrian, and other non-motorized uses, where each is warranted.

TR 1.05 Establish Connections to Development
Provide transit, pedestrian, bicycle, trail, and motor vehicle connections in developments to link residential and employment areas, commercial centers, recreational and open space areas, and educational facilities.

TR 1.06 Support Transit Service
Support fast, frequent, affordable, and reliable transit service between communities within the County and to major activity centers outside of the County, including the I-25 corridor, Denver International Airport, Denver, and the western metro area. Provide high-quality transit stop facilities and enable access to all stops.

TR 1.07 Accommodate Freight
Identify primary travel corridors for freight vehicles. Ensure that County transportation standards accommodate freight or other long wheelbase vehicles in transportation facility design.

● **Objective**

Facilitate Regional Collaboration and Coordination

Work closely and proactively with the communities within the County and other local, state, and regional agencies to develop a sustainable land use and transportation system.

TR 2.01 Integrate Transportation and Land Use Planning

Coordinate land use and transportation planning so that urban development is located in urban areas and near appropriate transportation corridors and services.

TR 2.02 Facilitate Project Collaboration.

Promote efforts to collaborate on the design and implementation of local and regional projects. Initiate activities that bring together different communities, agencies, and other stakeholders to develop creative ways to meet County goals and those of others.

TR 2.03 Encourage Alternative Transportation

Support efforts by local communities that decrease single-occupant vehicle travel on the Countywide transportation system.

TR 2.04 Connect Communities

Focus County services and resources on enabling seamless multimodal travel between urban areas within the County and region.

● **Objective**

Optimize County Facility Management and Maintenance

Maintain and operate County transportation facilities at the highest level of quality, commensurate with available resources and consistent with the goals of the Comprehensive Plan. The County's investment in the existing transportation system shall be protected by emphasizing maintenance of existing facilities.

TR 3.01 Prioritize Travel Corridors

In order to benefit the most people, and connect all parts of the County, give priority to improving mobility in, and the maintenance and rehabilitation of, the County's arterial and collector transportation corridors.

TR 3.02 Prioritize Operations Over Construction

Implement operational improvements to improve mobility in a corridor before initiating construction-based solutions. Reduce the need for new capital improvements through investments in operations, demand management strategies, and system management activities that improve the efficiency of the current system.

TR 3.03 Ensure Sustainable Design

Design all new County facilities to minimize future maintenance costs and environmental impacts, and to encourage the use alternative modes to the degree feasible.

TR 3.04 Maintain Bicycle and Pedestrian Facilities

Maintain bicycle and pedestrian facilities on County-owned or controlled right-of-way in a safe condition.

TR 3.05 Monitor Gravel Roads

Consider the paving of County-owned roads when the minimum level of 500 vehicles per day, average daily traffic, is attained. In making paving decisions, evaluate factors such as safety, costs, residential density, traffic volume, traffic composition, air quality levels and mitigation, and compliance with applicable regulations. In addition, consider the impact of paving on health, the rural character of the County, the nature of the surrounding community, potential effects on growth, public input, and other goals of the Comprehensive Plan.

Maintain and operate County transportation facilities at the highest level of quality, commensurate with available resources and consistent with the goals of the Comprehensive Plan

Implement a transportation system that moves people safely and effectively independent of an assumed mode of travel.

TR 3.06 Require Appropriate Right Of Way Dedications

Require new development and redevelopment to dedicate their fair share of right-of-way for any County transportation facility shown on an adopted transportation plan on which the development abuts, consistent with the right-of-way widths specified on the transportation plan.

TR 3.07 Encourage Right of Way Annexation

Encourage local communities to annex the full right-of-way when the adjacent land is annexed.

● **Objective**

Move People

Implement a transportation system that moves people safely and effectively independent of an assumed mode of travel.

TR 4.01 Reduce Single-Occupant-Vehicle Travel

Reduce single-occupant-vehicle (SOV) travel and shift SOV travel to off-peak periods through a variety of programs and techniques, including Transportation Demand Management (TDM).

TR 4.02 Increase Person Capacity

Increase the overall person-carrying capacity of the transportation network through the efficient use of existing rights-of-way.

TR 4.03 Make Balanced Multimodal Decisions

When considering proposed improvements, use a person-based, rather than vehicle-based, evaluation to balance transit, pedestrian, bicycle, and vehicle mobility.

TR 4.04 Facilitate Active Living

Create a transportation system that enables active and healthy lifestyles by providing safe and attractive opportunities to walk and bike as part of everyday living.

● **Objective**

Minimize Reliance on Fossil Fuels

Foster a transportation system that reduces demand for and reliance upon petroleum.

TR 5.01 Reduce Vehicle Miles Traveled

Set goals for vehicle miles traveled (VMT) per capita reductions for 2015, 2020 and 2030. Encourage incorporated areas inside the County to adopt similar goals.

TR 5.02 Use Energy Efficient Transportation Technologies and Fuels

Encourage public use of renewable energy and energy-efficient vehicle technologies and plan for related infrastructure needs. Participate in efforts to decrease use of GHG-intensive fuels and increase vehicle fuel efficiency.

TR 5.03 Use Sustainable Practices

Use resource-efficient materials and equipment to the greatest extent feasible in the construction, maintenance, and operation of County transportation facilities.

- discourage development in natural hazard areas or other dangerous locations where unsafe conditions may be exacerbated or emergency services not practically or safely available.

TR 5.04 Manage Parking

Develop parking management policies for public and private facilities that encourage the use of alternative modes.

Methods to address these concerns may include revising Boulder County Road Standards and Specifications, limiting public funding or authorization for maintenance of unimproved roads, and adopting zoning provisions to balance remote rural land uses with the absence of developed vehicular access in such areas.

● **Objective**

Provide Safe and Environmentally Compatible Transportation Improvements

Require all transportation improvements to uphold the goals of the Comprehensive Plan.

TR 6.02 Minimize and Mitigate Impacts

Ensure that transportation system facilities and access improvements, which may include sections on public and/or private lands, are designed, constructed, and maintained to minimize impacts to the natural environment, including scenic views and rural character, and to the surrounding community. All improvements shall reasonably mitigate the adverse impacts resulting from them.

Ensure that transportation system facilities and access improvements are designed, constructed, and maintained to minimize impacts to the natural environment.

TR 6.01 Manage Rural Roads to Preserve Rural Character

Explore reasonable means to retain necessary existing, unimproved or unmaintained public roads in a relatively undeveloped state to:

- prevent the over-intensive use of sensitive or remote lands,
- preserve the County’s valued rural character,
- minimize adverse scenic and environmental impacts,
- avoid inappropriate and costly road maintenance activities in environmentally fragile areas, and

Allow for special assessments to fund transportation improvements to the properties that specially benefit from such improvements, such as subdivisions or commercial, institutional, private recreational, or other benefitted development.

TR 6.03 Prohibit Improvements with Unacceptable Impacts

After considering reasonable mitigation, transportation system facilities and access improvements may be prohibited. This may include improvements on public and/or private lands that cause unacceptable impacts to the natural environment, including scenic views and rural character, or to the surrounding community; that unreasonably compromise public safety or emergency response; or that facilitate development incompatible with the goals of the Comprehensive Plan.

TR 6.04 Promote Public Safety

Promote the safety of transportation system users and the public as a core parameter when designing, constructing, or approving transportation facilities. Coordinate with local fire districts, emergency responders, and other agencies to implement appropriate transportation public safety measures.

TR 6.05 Manage Access to the Transportation Network

Implement an access management program that systematically manages the number, location, spacing, design and operation of driveways, median openings and road connections to ensure the safety and mobility of all road users, and to minimize environmental impacts.

TR 6.06 Provide Implementation through the Transportation Standards

The Boulder County Road Standards and Specifications shall reflect the goals of the Comprehensive Plan. All transportation improvements shall be designed and constructed consistent with the Boulder County Road Standards and Specifications and the Boulder County Land Use Code.

● **Objective**

Secure Funding in an Equitable Manner

Explore multiple funding sources to serve citizens and meet Countywide transportation needs in a fair and equitable manner.

TR 7.01 Allow for Special Assessments

Allow for special assessments to fund transportation improvements to the properties that specially benefit from such improvements, such as subdivisions or commercial, institutional, private recreational, or other benefitted development. Funding mechanisms may include special assessments or other appropriate revenue-generating programs.

TR 7.02 Create Funding Partnerships

To improve, maintain, and insure the integrity of the transportation system, pursue to the extent possible funding partnerships and creative funding sources.

TR 7.03 Explore User Fees

Explore appropriate user fee programs that take into account the full costs of travel, including immediate and long-term impacts to facilities and the environment, to help fund transportation enhancements.

TR 7.04 Require Appropriate Off-site Improvements

Require property owners or developers to provide appropriate off-site transportation improvements that are necessitated by or reasonably related to the impacts of new development.

● **Objective**

Foster a Community Connection

Preserve, highlight, and enhance the County’s rural character, environment and rich history.

TR 8.01 Context Sensitive Design

Consider the surrounding natural environment, local community, scenic vistas, and landscape features, through aesthetic treatments and the context-sensitive design of transportation facilities.

TR 8.02 Encourage Community Involvement

Recognize that public feedback is an important source of information for decisions about the development of transportation facilities and services. Work collaboratively with the public by providing meaningful opportunities to be involved in decision-making processes. Make decision-making transparent by sharing information and encouraging discussion.

TR 8.03 Preserve View Corridors

Prevent the disruption of scenic views by transportation improvements. Promote overlooks, trails, and turnouts on recreational routes and in unique scenic areas.

TR 8.04 Ensure Natural Preservation

Make every effort to preserve mature trees, landscape plantings, and other elements of the natural environment during the design, construction, and maintenance of transportation improvements.

TR 8.05 Preserve Cultural and Historic Resources

Consider the cultural and historical context of the surrounding area when planning and designing transportation improvements. Work with residents of townsites, such as Eldorado Springs, Allenspark, Raymond/Riverside, Gold Hill, and Eldora and other distinct communities, to identify important aspects of community character that should be preserved and enhanced by transportation improvements.

Work collaboratively with the public by providing meaningful opportunities to be involved in decision-making processes.

TR 8.06 Manage Public Rights-of-Way

Manage and preserve existing public rights-of-way for current and future community benefit. Vacate public rights-of-way only when it no longer plays a role in the present or planned transportation network nor serves any other public interest.

● **Objective**

Ensure Transportation System Access for Low-Income, Elderly, and Mobility-Impaired Populations

Work to create a transportation system that provides affordable and convenient transportation options for all income levels and special mobility populations.

Support programs that reduce the financial burden on and increase affordable transportation options for low-income populations.

TR 9.01 Promote Affordable Transportation

Support programs that reduce the financial burden on and increase affordable transportation options for low-income populations.

TR 9.02 Serve the Mobility-Impaired

Support coordinated programs that provide safe, accessible, and affordable transportation options for people with limited mobility, including older adults and people with disabilities.

Glossary

Maintenance: Snow removal, sweeping, asphalt patching, crack filling, road grading, cleaning of culverts and roadside drainage, and repair or replacement of traffic signs and pavement markings.

Rehabilitation: Reconstruction, asphalt overlay, and surface treatments.

Boulder County Comprehensive Plan UPDATE

Cultural Resources Element

Overview

As time progresses, Boulder County faces the loss of more and more truly non-renewable resources: the cultural resources that tie the county's modern day residents to the past. Many of these cultural resources are being purposefully demolished or destroyed while others face the natural elements and slowly erode away. Encroaching development and modernization lend urgency to the need for the preservation of our significant cultural resources.

Cultural resources can be anything resulting from human activity. These resources can include buildings, sites, districts, landscapes, tools, art, trails, etc., that are important to our knowledge of human development. These resources range from the earliest known human habitation dating back thousands of years, to the modern developments of the 21st century.

Boulder County's preservation efforts focus primarily on: archaeological resources (either historic or prehistoric), as well as historic buildings, sites, districts and landscapes (including resources from prehistoric times to 50 years of age).

Goals and Policies

Goal 1. Identify and Protect. Boulder County identifies and protects cultural resources which meet national, state, or local criteria for historic designation from destruction or harmful alteration.

Policies

CR 1.01 Documentation of Resources. Boulder County shall continue researching and documenting the county's cultural resources including maintaining a comprehensive historic sites survey. This survey will be updated as necessary to include those sites and new sites as they become 50 years old.

CR 1.01.01 Boulder County shall periodically update its Historic Preservation Work Plan to assess the success of previous preservation efforts and determine the priority of preservation efforts.

CR 1.01.02 Boulder County staff may monitor landmark sites to ensure that the terms of the landmarking are being met by the property owner.

CR 1.02 Treatment of County Owned Properties. Properties containing significant cultural resources acquired by Boulder County both in unincorporated and incorporated areas, will be documented, protected, preserved, and where appropriate, restored.

CR 1.02.01 After acquisition, an inventory of cultural resources on the property will be undertaken and the historic significance of each resource will be determined.

CR 1.02.02 Resources that meet the criteria for local landmark, or State or National Register status will be nominated for such status by the county as time and resources permit.

CR 1.03 Protection of Resources. The Boulder County Land Use Code and attendant regulations will ensure that significant cultural resources are protected.

CR 1.03.01 The Historic Preservation Advisory Board shall be a referral agency for all land use proposals where a possible impact to cultural resources has been identified. Boulder County will seek protection of significant resources through local designation or other protective means when a proposal by the private sector is subject to discretionary development review.

CR 1.03.02 The applicant for land use proposals received for areas identified as being archaeologically sensitive may be required to conduct an investigation of the area's archaeological significance. The scale and location of the proposal will determine if such an investigation will be required.

CR 1.03.03 In communities where Boulder County's zoning regulations are not consistent with the historical pattern of development, the county shall recognize the importance of the historical pattern by implementing zoning amendments or taking the historical pattern of development into consideration during the review process.

CR 1.03.04 Boulder County may offer a variety of tools to address preservation and conservation objectives.

Put in sidebar:

Specific tools may include incentives programs, landmark designation of cultural resources, design review, conservation districts, and easements, among others. These tools may be applied in areas that do not qualify as local historic districts but contain features that contribute to the quality of the community. These areas may include historic resources that have lost integrity, neighborhoods with significant character but that are not historically significant, and scattered sites that share a common historic or architectural theme.

CR 1.04 Cooperation with Other Jurisdictions. Boulder County shall encourage inter-jurisdictional cooperation to further the goals of cultural resource preservation.

CR 1.04.01 Boulder County shall maintain Certified Local Government status with the State of Colorado and the United States Department of the Interior and participate in the nomination and designation of properties eligible for the state and national registers.

CR 1.04.02 Through the use of intergovernmental agreements, Boulder County may cooperate with incorporated municipalities to offer the advantages of a local

landmarking program to the municipalities within the county that do not have such a program.

CR 1.04.03 Boulder County shall pursue joint preservation plans and/or intergovernmental agreements with municipalities which address the preservation of cultural resources of interest to both jurisdictions, and continued recognition of county historic landmark status after annexation by the municipality.

CR 1.05 Informational Resource. Boulder County, and specifically the Historic Preservation Advisory Board, shall be an informational resource to Boulder County citizens interested in historic preservation.

CR 1.06 Traditional Cultural Places. Sites within Boulder County associated with traditional cultural practices may fall within the purview of the county's historic preservation regulations, provided that the use of the site can be documented and meets the criteria for designation at the local, state, or national level.

CR 1.06.01 Applicants engaged in a discretionary land use proposal in a location where American Indian artifacts have been found, or where oral traditions indicate the site was used by American Indians in the past, shall conduct research to determine the extent of the archaeological significance of the site. Prior to the removal of any artifacts or further development on any such site, the applicant shall confer with the affected tribes to determine the appropriate mitigation measures necessary for protection of the site.

CR 1.07 Energy Efficiency. As Boulder County pursues efforts to improve the energy and resource efficiency of new and existing buildings, the county will be sensitive to the unique situations that involve historic preservation and allow for reasonable flexibility to further both goals.

CR 1.08 Natural Disasters. Boulder County will pursue efforts to protect cultural resources from the effects of natural disasters.

CR 1.09 Funding. Boulder County shall continue to research, review, and take action to secure funding and technical assistance from other agencies and institutions to advance cultural resource identification, protection and restoration when appropriate.

Goal 2. Educate and Incentives. Whenever possible, Boulder County furthers the goal of cultural resource preservation using education and incentives in lieu of regulatory controls.

Policies

CR 2.01 Education and Incentives. Boulder County shall implement its historic preservation goals through education of the public and the offering of incentives whenever possible.

CR 2.01.01 Boulder County may offer the owners of properties that are designated as historic landmarks variations from the building code requirements, provided the variations support preservation of the landmark and the variation is not placing the health, safety, and welfare of county residents and visitors at risk.

CR 2.01.02 Boulder County shall continue to implement and explore new opportunities for local incentive programs for historic preservation.

Put in sidebar:

Incentive programs may include, but are not limited to, a grant program, a revolving loan fund, offering bonus density for the preservation of significant archaeological sites or historic structures, exceptions to Land Use Code and building code requirements, and a local tax-credit program.

CR 2.01.03 Boulder County shall recognize its citizens by nominating outstanding preservation efforts for archaeological and historic preservation awards.



Boulder County Comprehensive Plan

NATURAL HAZARDS

Goals, Policies, & Maps Element

Natural hazards are those natural events which may result in a threat to human life, or which endanger the works of man. Although termed “natural” hazards, it is important to note that such occurrences are often induced by people, and by definition, would not exist if not for the presence of past actions of people.

Policies and implementation measures established in this element of the comprehensive plan are directed at 1) avoiding the placement of people and structures where these natural events occur and 2) mitigating existing areas at risk; thereby minimizing the future loss of life, property and resource damage in the county resulting from natural disasters and hazards. Through the enacting of measures contained in the natural hazards element, all planning and development decisions will come to be made upon conscious determination of the level of risk entailed. This will necessitate that accurate information on all known hazards be available to decision makers, and that the location, density or intensity of development will be limited by the degree of natural hazard present, or conditioned upon mitigation of the hazard.

The purpose of the Natural Hazards Element is to avoid or reduce risk to an acceptable level.

Minimizing risk is an essential focus of public safety planning. Every land use or public facility action taken by local government should be based on a recognition that some risk exists. The level of risk involved then becomes critical in determining when government involvement becomes necessary or desirable. When the level of risk is unacceptable, government action may be necessary to protect citizens and property. If it is not necessary to take a risk because individual or public goals can be achieved at the same time, or with less total cost by other means, without taking the risk, then the risk involved is avoidable.

The **purpose** of the Natural Hazards Element is to avoid or reduce risk to an acceptable level which balances the cost of incorporating safety measures in planning and development actions with the benefit of protecting life and property. “Acceptable risk” is the level of hazard below which no specific action by local government is deemed necessary, other than making the risk known. It is the standard around which this element is designed. Land use and public facility actions taken by the county are presumed

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 10/18/95	N/A	Created 10/18/95



to be based on a finding that the risk involved does not exceed any acceptable level.

A philosophical question which often results from discussions of planning for public safety is one of: “How much should a person be protected from his/her own actions?” It is perhaps reasonable to conclude that an individual does not warrant special protection from his or her own personal foolishness or ignorance. Unfortunately, personal safety issues often become public safety issues where natural hazards are concerned. For instance, it may appear to be appropriate to allow a person to build a home in a known floodway, assuming that the person is only threatening himself/herself. In reality, however, such a person may quickly sell the house to some unsuspecting person who inherits the risk. If the house is destroyed and its parts wash away, they may increase the hazards downstream by creating a dam at a bridge or other bottleneck. If the house is not destroyed, it may have the effect of raising the water levels elsewhere. Additionally, flood insurance is publicly subsidized, and measures to protect the public investment are in the best interest of all.

Planning for public safety is based upon various assumptions and probabilities. Terms like “100-year flood or 100-year storm” are used to describe the probability of such a storm or flood happening with a one percent chance of such an occurrence in any given year. Considering the uncertainties associated with natural events, it is apparent that virtually all of the hazards listed in this element may occur at any time. Some are likely to occur during certain seasons, and some will occur only at very infrequent intervals (earthquakes). Still, there is always a certain amount of risk associated with developments of any kind.

This element discusses the various natural hazards which warrant concern in

Boulder County. It attempts to indicate the relative severity of risk associated with each type of hazard, and it points out the need for cautious decision-making which assures that acceptable risk will be used as the basic standard against which all projects will be evaluated. Decision makers may be forced to utilize incomplete data at times, acting on projects without having detailed information on certain types of natural hazards. This is unavoidable, to a certain extent, pending the completion of more detailed research. Such research may never provide all the information needed though, and decision makers are forced to use the best information available, combined with common sense, to determine whether any given project remains within the realm of acceptable risk. It should be noted one of the goals of the natural hazards element indicates that the term “risk” relates to threats to either life or property. The finding that the level of risk associated with a given project is acceptable or unacceptable may be somewhat of a subjective evaluation of the decision makers. This may be true for all types of hazards other than flood hazards where federal flood insurance regulations limit the amount of discretion available to the county.

The Natural Hazards Element is directly related to plan elements dealing with land use, environmental quality, and resource management. Its relationship to the *Land Use Code* and county building codes is critical; these codes should include measures to reduce the effects of natural hazards. This element is also related to the environmental resources, economy, transportation, open space, recreation, solid waste, and public facilities and services portions of the comprehensive plan, in that the policies and strategies proposed (or the mitigating measures not taken) will have an impact upon land and financial resources with the county.

The Natural Hazards Element includes policies pertaining to the types of natural hazards of concern in Boulder County.

● **Issues and Concerns**

With tens of thousands of people moving to Colorado each year, building in the once inaccessible mountain areas and on lands once used for agriculture have become a growing concern.

Most of Boulder County is vulnerable to some form of natural disturbance.

Recent disaster events have focused increased attention at both local and state government levels on the need to mitigate such events where possible and to prepare to cope with them when unavoidable.

Natural Hazards Goals

B.2 Air, water and noise pollution and overall environmental degradation should be reduced as much as possible or eliminated in order to prevent potential harm to life, health and property.

L.1 Inappropriate development in natural hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.

L.2 Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.

Policies

● **General**

NH 1.01 The total economic, environmental and social costs associated with natural hazards should be reduced first, by avoiding potential hazard situations/areas; second, by applying environmentally appropriate mitigation in areas that cannot be avoided;

and, third, by prevention measures accompanied with education and incentives for mitigation.

NH 1.02 Natural hazards potentially affecting the county should continue to be identified and made known to the public and public officials. The county should promote a high level of public awareness about the risks of these identified hazards which may impact people, property, and the environment. The county should be an informational resource to Boulder County citizens on issues and data related to natural hazards.

NH 1.03 The county should ensure to the extent possible that land use activities do not aggravate, accelerate, or increase the level of risk from natural hazards.

NH 1.03.01 Development activities should be designed to minimize alteration of the natural landform to the greatest extent possible, thus reducing slope instability and drainage problems.

NH 1.03.02 Areas (including any structures) around a proposed project should be protected from the potential adverse impacts caused by the project. These adverse impacts include, but are not limited to:
 a) disturbance of existing vegetation, which can lead to accelerated erosion and sedimentation;
 b) aggravation or acceleration of existing

Development should be guided away from areas prone to natural hazards.

Geologic hazard & constraint policies can be found in this element as well as the Geology Element.

	potential hazards (eg., rockfall, flooding, sediment accumulation, expansive soils)		tion of the potential hazards can be demonstrated.
NH 1.04	The level of risk from natural hazards should be reduced through positive county action such as guiding development away from areas prone to natural disturbances, mitigating existing development from hazards, and considering the impact on ability to provide emergency services.	NH 2.01.01	(Also Policy GE 1.01) The county shall strongly discourage intensive uses in Major Hazard Areas as identified in the Geologic Hazard & Constraint Areas Map.
NH 1.05	Upon county review of a new development proposal, all impacts and concerns should be considered, but safety and environmental concerns should take precedence over aesthetic concerns.	NH 2.01.02	(Also Policy GE 1.02) The county shall discourage intensive uses in Moderate Hazard Areas as identified in the Geologic Hazard & Constraint Areas Map.
NH 1.06	Recognizing that natural hazards cross jurisdictional boundaries, planning efforts should be promoted that foster cooperation and coordination among agencies and organizations involved in the mitigation of the risks associated with the hazards.	NH 2.01.03	(Also Policy GE 1.03) Where in the public interest it may be desirable to permit intensive uses, the county shall direct such uses toward Geologic Constraint Areas rather than toward Geologic Hazard Areas as identified in the Geologic Hazard & Constraint Areas Map.

● **Specific Hazards**

Geologic Hazards and Constraints

For definitions and text discussion on geologic hazards, refer to the *Boulder County Comprehensive Plan* Geologic Element.

NH 2.01 Development in designated Geologic Hazard Areas (shown on the Geologic Hazard & Constraint Areas Map) should be discouraged. Development should only be allowed in these designated hazard areas when adequate mitigation or elimina-

NH 2.01.04 (Also Policy GE 1.05)
The county shall require the evaluation of all geologic hazards and constraints where such hazards or constraints may exist in unincorporated areas of the county as related to new intensive uses. Such evaluations shall be conducted by either a member of the American Institute of Professional Geologists, a member of the Associa-

tion of Engineering Geologists, an individual registered as a geologist by a state, or a “professional geologist” as defined in C.R.S. 34-1-201(3). Such evaluations should incorporate analytical methods representing current, generally accepted, professional principles and practice.

NH 4.03 Critical facilities (schools, churches, hospitals, and other facilities as defined by the Federal Emergency Management Agency, FEMA) should be sited outside the delineated floodplain areas.

NH 4.04 The county, either individually or in partnership with others, should examine alternatives for acquiring and/or relocating existing structures prone to flooding.

Erosion

NH 3.01 Erosion from development and other land use activities should be minimized, and disturbed or exposed areas should be promptly restored to a stable, natural, and/or vegetated condition using native plants and natural materials.

NH 3.02 Drainage from development or any alterations to historic drainage patterns shall not increase erosion either on site or on adjacent properties.

NH 4.05 The county should continue to develop and refine the county-wide Pre-Disaster Flood Mitigation Plan.

NH 4.06 The county will continue to participate and implement the Community Rating System program as part of the National Flood Insurance Program (NFIP).

Wildfire

NH 5.01 The county recognizes the wildland urban interface as an area particularly at risk to wildland fires or wildfires.

NH 5.02 Fire should be recognized as a natural and/or human-caused occurrence with certain benefits to the ecosystem. The county should strive towards balancing the natural processes of the ecosystem with development concerns so that residents may co-exist in a fire-dependent ecosystem.

NH. 5.03 Development/site plan reviews in areas identified to be at risk of wildfires should address site location, building construction and design, landscaping/defensible space/fuel management, access and water availability.

Flooding

NH 4.01 The county should strongly discourage and strictly control land use development from locating in designated floodplains, as identified in the *Boulder County Zoning Maps*.

NH 4.02 The county should strongly discourage and strictly control land use development from locating in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures.

County policies & regulations strongly discourage development in designated floodplains.

Forest land ecosystem management can reduce wildfire hazards.

These factors should be analyzed from the standpoint that wildfires may present a hazard to development and/or development may present an ignition hazard to the forest.

- NH 5.04 Boulder County should continue to encourage interjurisdictional and interagency cooperation to further the goals of protection of life and property from wildfires. The Boulder County Wildfire Mitigation Group should continue to work cooperatively to develop and implement programs to reduce the hazard of wildfire. This should include the following subject areas: public education and awareness, fuel reduction and prescribed burn programs, ecosystem/vegetation management, Wildfire Hazard Identification and Mitigation System, (WHIMS), codes and regulations, and pre-suppression.
- NH 5.05 Boulder County should be surveyed and mapped to locate the extent of wildfire hazards and areas at risk using the Wildfire Hazard Identification and Mitigation System (WHIMS).
- NH 5.06 Accepted methods of forest land ecosystem management should be used to reduce all severe wildfire hazard areas to a low or moderate rating, particularly in those areas inhabited with human development as defined by WHIMS.
- NH 5.07 The county should encourage private and public landowners to manage their forests to preserve the forests' ecosystem processes by developing and maintaining a diversity of species, ages, and stand densi-

ties to serve as a natural deterrent to pest and fire outbreaks. The county should implement measures to guard against the danger of fire in developments within and adjacent to forests or grasslands.

- NH 5.08 The county should continue to work in partnership with the local fire protection districts and departments in improving fire protection services to address the increasing concerns of wildfire and the increase in development in the mountainous areas of the county.

Radiation

- NH 6.01 Existing structures and new construction in areas which have been identified as having high levels of natural radioactivity shall be mitigated through the use of building codes and techniques.

Seismicity

- NH 7.01 Efforts should be made to keep apprised of new siting and building standards that are predicated on potential impacts from seismic events such as earthquakes.

Extreme Weather Conditions

- NH 8.01 Efforts should be made to keep apprised of new siting and building standards that are predicated on potential impacts from extreme weather conditions such as high winds, heavy snows/hail, lightning, and occasional and irregular temperature extremes.



Boulder County Comprehensive Plan

AGRICULTURAL

Goals, Policies, & Maps Element

Agricultural land is a non-renewable resource. Once public and private decisions are made that result in the conversion of agricultural land and/or water to nonagricultural uses, this vital resource is almost always irretrievably lost.

Since 1959, the Front Range has been consuming agricultural lands for other purposes at an average of 60,000 acres per year. Between 1959 and 1974, Boulder County led the State of Colorado in this category, a fact that formed one of the core reasons for the eventual development of the original edition of the Boulder County Comprehensive Plan. Trends and forces prompting the agricultural land conversion, including the influence of the state subdivision law known as Senate Bill 35, are amply documented in the 1978 Plan.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 7/16/97	Amended 7/16/97	Created 7/16/97

A 1985 Colorado State University - Boulder County Agricultural Survey revealed that the number one factor discouraging continued agriculture was not market economics but the stresses and impacts created from urban influences. Since 1978, over 18,000 acres or 28 square miles of agricultural lands have been annexed into the eight Boulder County municipalities located on the Plains. In combination with other land use activities, farm acreage in the county decreased from 287,466 in 1959 to 155,488 in 1987 and then slightly increased to 157,493 in 1992.

Another survey, conducted by the county Land Use Department in 1991, suggested that commodity prices and land speculation affecting property taxes had moved ahead of urbanization as the "...major hindrances to farming in Boulder County", although urban impacts and the loss of nearby agricultural support services remained high on the list of deterrents to continued agricultural activity. In combination, these pressures led to larger farms being carved up into 35 acre tracts, which by state statute are exempt from any subdivision review and design requirements, and sold to nonagricultural interests. This fragmentation has further complicated the viability of continuing traditional agriculture.

Since 1978, 18,000 acres of agricultural land has been annexed into Boulder County's municipalities.

In spite of this discouraging array of statistics and pressures, Boulder County has pursued a number of methods to stem the loss of agricultural lands with varying degrees of success. Working with representatives of the agricultural community and following the policy direction established in the 1978 Comprehensive Plan, the county adopted a non-urban planned unit development process (NUPUD) in 1979. In simple terms, this form of subdivision offered landowners a development density of two dwellings per 35 acres and an additional dwelling for each 17.5 acre increment above that figure. In return, at least 75% of the total acreage had to be



The key to preserving agricultural lands in the county is maintaining a healthy agricultural economy.

deeded to the county in the form of a conservation easement which restricted activity on the easement to agriculturally-related or other rural land uses. Title remained with the landowner to do with as he or she saw fit consistent with the terms of the easement, although the easement was attached to the property and not the owner. The landowner could sell the lots for residential purposes and use the proceeds to augment agricultural income or keep them for family use. By September 1996, this process led to the creation of 146 NUPUDs and the conservation of 11,160 acres of land, some although not all of which remained in agricultural production or use. In 1995, the county supplemented the NUPUD with a transferable development rights program (TDR), allowing landowners to sell some or all of their development rights to another party based on essentially the same dwelling unit formula as used with the NUPUD. The purchaser then exercises the use of the purchased development rights in locations more appropriate for development, while the seller continues to own the land with a conservation easement attached to it. The TDR PUD process was authorized in 1994 through the adoption of the Plains Planning Area Element, a new addition to the county's *Comprehensive Plan*. That Element refocused the county's policies and intentions for managing unincorporated Plains lands by emphasizing that land uses "...should continue to be related to agricultural activities...and other activities consistent with the rural character of the county."

Another tool given a major boost by Boulder County voters in 1993 has been the funding of an aggressive open space program. One method employed for open space preservation has been the purchase of development rights, or PDRs. This methodology enables a landowner to sell the potential development rights while retaining title to the land for continued farming either by the owner or through leasing to others. The advantages of PDRs

include effective land and water preservation at a cost below full purchase of title for the property, continued land management being in the hands of the owner or farmer or rancher vs. being a responsibility for the county, and keeping the property on the tax rolls. To date, the county has preserved 5,018 acres of agricultural land through PDRs. Conservation easements and fee purchases are also important contributions to the preservation of agriculture. Although they may not share the same benefits listed for PDRs, they offer their own unique values to the county's residents. Our intergovernmental agreement with the City of Boulder also promotes agricultural land preservation within the Boulder Valley Comprehensive Planning area of the county and is one of the stated Open Space Department purposes as defined in the City of Boulder's Charter. Other intergovernmental agreements around the county promote similar objectives.

Agricultural Objectives

The objective of the subsequent policies is the preservation of the agricultural lands in the county, and their related uses, by whatever means are available to the county and effective in achieving this end. The county recognizes that agricultural lands do not exist in a vacuum. Without the ability to conduct economically viable agricultural activities upon them, agricultural lands become merely vacant lands. The key to preserving agricultural lands in the county is maintaining a healthy agricultural economy in the county. Therefore, a corollary objective of the subsequent policies is the encouragement, promotion, and fostering of agricultural enterprises and activities in the county.

In 1978, the state and county classified, identified and mapped the lands in the Plains portion of the county as to their potential agricultural productivity and significance. In order of significance, those mapped designations are "Lands of

National, Statewide and Local Importance,” as well as “Other Agricultural Lands.” The new Agricultural Element includes an updated Agricultural Lands Map of the *Boulder County Comprehensive Plan* which was last approved in 1978 which was prepared by the Natural Resources Conservation Service, formerly the Soil Conservation Service. The methodology employed in the updating involved using 1995 aerial photography (color slides) on a scale of eight inches to the mile. The data from the slides was transferred to the Boulder County Zoning Maps and then overlaid on the Soil Conservation Service original Prime Farmland Map. The same basic criteria was used as when the map was originally prepared [described in the Environmental Resources Element approved in 1986]. There was, however, a change in some of the soils information that brought some additional lands into the ‘prime’ classification. This change was not drastic. Irrigation is one of the main criteria in determining if the soils are considered ‘prime’ and this was the principal area looked at in revising the map. Areas that have had a major change in land use or are no longer being irrigated were excluded from the ‘prime’ classification. The Environmental Resources Element of the *Boulder County Comprehensive Plan* provides more information on the methodology and criteria used in the mapping of the Significant Agricultural Lands.

It remains the intent of the *Comprehensive Plan* and attendant land use codes to promote and assist in the preservation of agricultural lands for agricultural and other rural purposes. This stance is predicated on several decisions and conclusions reached by the county in the formulation of the original 1978 Comprehensive Plan which remain well-founded today. They include the recognition of agricultural lands as an important nonrenewable resource, the lack of services and infrastructure capabilities in the rural area to support other than a rural and agrarian

level of land use, the long standing position that an adequate range of urban services and related urban development can best be provided and maintained through municipal governments, the belief that compact urban development is the most efficient and appropriate way to retain agricultural lands and rural character, the maintenance of economic support for the agricultural community, and the county’s commitment to the plains municipalities through intergovernmental agreements and other understandings to not compete with those municipalities for the provision of urban development or services in the unincorporated areas of the county.

It is important to note that, notwithstanding the county’s continued backing of agricultural preservation and activity, there are intensities and kinds of agricultural uses that can have detrimental impacts on land, water and other components of the environment if not held accountable to some level of management and regulation. A commercial feed lot, for example, is a far different form of legitimate agricultural enterprise than is an alfalfa field in terms of its potential impacts. The *Comprehensive Plan* recognizes these differences and the carefully exercised responsibility the county must assume in balancing an earnest support for agriculture with necessary degrees of regulation to protect the health, safety and welfare of residents and the environment of Boulder County.

The county shall foster & promote a diverse and sustainable agricultural economy.

Agricultural Goals

- A.1 Future urban development should be located within or adjacent to existing urban areas in order to eliminate sprawl and strip development, to assure the provision of adequate urban services, to preserve agriculture, forestry and open space land uses, and to maximize the utility of funds invested in public facilities and services.
- M.1 Agricultural enterprises and activities are an important sector of the Boulder

County economy and the county shall foster and promote a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.

B.7 Productive agricultural land is a limited resource of both environmental and economic value and should be conserved and preserved.

E.1 Preservation and utilization of water for agricultural purposes within the county shall be encouraged.

Agricultural Policies

Agricultural lands are depicted in the Agricultural Resources Map.

AG 1.01 It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.

AG 1.02 The county shall foster and encourage varied activities and strategies which encourage a diverse and sustainable agricultural economy and utilization of agricultural resources.

AG 1.02.01 In instances where the county desires to purchase an interest as a means of protecting lands which have agriculture as their primary value, the purchase of development rights shall be preferred over fee simple purchase; however, the county should be willing to pursue other types of purchase arrangements when preferred by the landowner.

AG 1.03 It is the policy of Boulder County to encourage the preservation and utilization of those lands identified in the Agricultural Element as Agricultural Lands of National, State-wide, or Local Importance and other agricultural lands for agricultural or rural uses. The *Boulder County Comprehensive Plan* Agricultural Element Map shall include such lands located outside of the boundaries of any municipality or the Niwot Community Service Area.

AG1.04 In reviewing applications for new development, Boulder County shall consider potential impacts on existing adjacent agricultural uses and shall use its regulatory authority to mitigate those impacts which would be detrimental to the continuation of existing agricultural operations and activities and the establishment of new agricultural operations and activities. New development should be sited in such a way so as to minimize and/or prevent future conflicts.

AG1.05 It shall be the policy of Boulder County to keep the regulatory burden on various agricultural activities to the minimum necessary for identifying, addressing, and mitigating potential impacts in the areas of health, safety, and welfare.

AG1.05.01 It shall be the policy of Boulder County to allow the operation of existing nonconforming agricultural uses consistent with protection of the public health, safety, and welfare.

- AG1.06 The county shall continue to support appropriate state and federal legislation designed to preserve agricultural resources.
 - AG1.07 The county shall continue to actively participate in state, federal, and local programs directed toward the identification and preservation of agricultural land.
 - AG1.08 The county shall encourage the development of resource management plans for significant native grassland ecosystems.
 - AG1.09 The county shall provide technical assistance to farmers and ranchers to help avoid conflicts over wetland and riparian management and the management of other sensitive or diminishing environmental resources as listed and periodically updated in the Environmental Resources Element. In doing so, the county shall seek the advice and expertise of other land, resource, and wildlife agencies and institutions to the extent the resources are available.
 - AG1.10 The county shall encourage the development of soil and water conservation plans to help assure sound resource stewardship and, where appropriate, may require such plans in land use applications subject to the county’s discretionary review processes as defined in the county *Land Use Code*.
 - AG1.11 The county shall encourage that water rights historically used for agricultural production remain attached to irrigable lands and shall encourage the preservation of historic ditch systems.
 - AG1.12 The county shall continue to discourage the fragmentation of large parcels of agricultural land and to encourage the assemblage of smaller parcels into larger, more manageable and productive tracts.
 - AG1.13 The county shall continue to monitor the application of these policies and attendant Boulder County land use codes, as to their effectiveness in preserving agricultural land and perpetuating agricultural uses in Boulder County while maintaining a reasonable use to the individual owner.
- **Infrastructure Development on Agricultural Land**
- AG 2.01 The county shall discourage the placement of new utility infrastructure upon agricultural lands. The county supports using existing easements or other public rights-of-way to minimize the impacts to agriculturally productive land.
 - AG 2.01.01 If a thorough analysis of alternatives concludes that routing/siting of facilities is necessary on or across agricultural lands, all construction activities will be located and performed so as to minimize disturbance to agricultural resources.
 - AG 2.01.02 If the infrastructure location is determined necessary, infrastructure construction activities across agricultural lands should not occur during

The county encourages water rights historically used for agricultural production to remain with the land.

the growing season.

- AG 2.01.03 Any agricultural lands and water resource systems disturbed by infrastructure construction shall be restored to their former productivity.

The following policies apply only to oil and gas operations.

- AG 2.02 Oil and gas exploration, development, and production activities which affect agricultural operations shall be designed to minimize impacts to agricultural lands and water resource systems.
- AG 2.03 Reclamation and restoration plans shall be required upon permitting and be implemented upon plugging and/or removal of all oil and gas well and production facilities, or upon abandonment, and shall include all appropriate measures to return the land to productive agriculture.
- AG 2.04 The county shall use its regulatory authority to minimize the impacts of oil and gas operations on agricultural lands and ensure complete restoration of the area through the use of financial bonds, other forms of financial security or other appropriate regulatory measures to the extent authorized by law.

portion of the *Comprehensive Plan* in which to codify the following policies, they apply across the county and are also cross referenced in the Plan’s section entitled “Additional County-wide Policies.”

- AG 3.01 The county shall support state and federal legislation which encourages management of noxious weeds.
- AG 3.02 The county shall actively participate in state, federal, and local programs directed toward Integrated Pest Management programs for noxious weeds, and vertebrate and insect pests.
- AG 3.03 The county shall use, and encourage all land owners to use, Best Management Practices, which may include chemical, fire, mechanical, biological, cultural control for weeds; chemical, physical, and cultural control for vertebrate pests; and chemical, biological and cultural control for insects.
- AG 3.04 The county shall use and encourage the use of certified weed free products such as hay, mulch, gravel, bedding material, and general construction material.
- AG 3.05 The county shall make available to all landowners educational materials and assistance in developing and implementing management plans to control pests.

Staff from the Parks & Open Space Department are knowledgeable about weed & pest management issues & may be able to provide guidance.

● **Weed and Pest Management**

State statutes (Article 5.5 of Title 35, C.R.S. 1973, and as amended by House Bill 96-1008) require counties to develop and enforce weed and pest management plans on all unincorporated lands under county jurisdiction. While the Agricultural Element is considered the most appropriate



Boulder County Comprehensive Plan
HOUSING

Goals, Policies, & Maps Element

The following residential goals of the Boulder County Comprehensive Plan were adopted by the Boulder County Long Range Planning Commission on February 26, 1975 and reaffirmed in the 1983 Five Year Review of the Plan.

- D.1 A diversity of housing types and densities should be encouraged in order to assure decent housing for all persons.
- D.2 Quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers, should be encouraged.
- D.3 Rehabilitation of existing residential facilities should be promoted where feasible.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 2/26/75	N/A	Created 11/30/83

The primary purpose of the Boulder County Housing Authority is to encourage and support housing of good quality and adequate size for all families in the communities and rural areas where they presently live and work. If the private sector of the economy, alone, is unable to provide such housing at a reasonable cost to low and moderate income families, then it is the duty of the Boulder County Housing Authority to secure the necessary housing through available federal, state, local government and/or a combination of public-private sector cooperative projects where workable and in the best interest of low income housing needs. Furthermore, it is the intent of the following policies to move toward the attainment of the residential goal statements of the *Comprehensive Plan*. To achieve this purpose and intent, the policies of the Boulder County Housing Authority are set forth.

Housing Policies

- HO 1.01 The housing needs for low and moderate income families and senior citizens in Boulder County shall be determined periodically.
- HO 1.02 Federal, state, local government and/or public cooperative effort housing programs should be utilized to meet the housing needs of low and moderate income families and senior citizens. These programs should include the construction of new units, utilization of existing units, and the renovation of sub-standard units.
- HO 1.03 Standard housing should be maintained at that level and substandard housing should be improved to standard condition if it appears economically feasible. If housing units are dilapidated and unsuitable for rehabilitation, the units should be removed from the housing stock.

County policies support cooperation between all levels of government as well as the private sector in meeting the needs of low & moderate income households.



The Housing Authority provides advice & assistance concerning housing problems

- HO 1.04 Special attention should be directed to providing for dispersal of housing for low and moderate income families and low income senior citizens throughout the residential areas of the county with due consideration to other elements of the county *Comprehensive Plan* and the availability of water and sewer service, fire protection, public transportation, employment, shopping, schools, social services, and recreational activities.
- HO 1.05 The enactment of state enabling legislation should be encouraged allowing counties to adopt a housing code and/or Warranty of Habitability, and other legislation enabling the Housing Authority to achieve its long range goals.
- HO 1.06 Legislation and policies that enhance equal housing opportunities shall be encouraged and supported, including but not limited to:
 - HO 1.06.01 The elimination of discrimination against any person because of sex, race, color, religion, marital status, or national origin with regard to the sale, financing or rental of housing.
 - HO 1.06.02 The elimination of exclusionary or discriminatory practices in zoning, development, and construction.
 - HO 1.06.03 The development of programs to provide tax relief to low income families and low income senior citizens.
- HO 1.06.04 The provision of adequate public transportation service for low and moderate income families and senior citizens.
- HO 1.07 The use of energy conservation and innovative home building techniques in order to reduce construction and/or operating costs without sacrificing safety or desirability of the housing shall be encouraged and supported. When appropriate, the revision or adoption of building and housing codes will be encouraged to meet this objective. For county Housing Authority projects, a preference will be given to developers and contractors that utilize such techniques.
- HO 1.08 Zoning, planned unit development regulations, and building codes should be promoted to provide quality residential developments of innovative design that offer a good social and economic mix of families through a broad range of prices and rents.
- HO 1.09 The efficient and effective management of housing units owned by the Housing Authority, and proper administration of the Housing Assistance programs should be ensured.
- HO 1.10 Housing counseling services, advice, and assistance concerning housing problems to consumers shall be provided.

Boulder County Comprehensive Plan UPDATE

Sustainable Materials Management Element

I. Purpose and Background

The Sustainable Materials Management Element (SMME) sets forth the goals and policies that will guide related regulations and management plans adopted by the county. The county's zero waste, environmental sustainability, and related plans support the goals and policies of this element by providing detailed objectives, metrics for success, and related tools to support the county's actions. The goals of the SMME include:

- The management and use of discarded materials with emphasis on sustainable practices and resource conservation, including full life-cycle management of materials;
- Influence on material design to reduce burdens in recycling and disposal facilities; and
- Waste reduction and reuse.

The SMME shall help inform county policies and decisions related to growth and development that pertain to waste, including recycling, composting, discards, disposal, reuse, and waste reduction/repair facilities, programs, and operations.

a) History

Boulder County has had a commitment to responsible and sustainable management of its waste streams since the mid-1970s, with several important milestones occurring since that time:

- The original Solid Waste Element¹ of the *Boulder County Comprehensive Plan* was adopted in 1978.
- The general planning objectives, which were adopted in 1978 and extensive public comment, were the basis of the county's 1982 Solid Waste Plan.
- The 1987 update of the Solid Waste Element included new goals and policies.
- The 2010 *Boulder County Zero Waste Action Plan* set forth "a vision for attaining Zero Waste 'or darn near' throughout Boulder County, including unincorporated area as well as municipalities, by 2025."
- The 2012 Environmental Sustainability Plan outlines many specific zero waste goals.

b) Definitions

Energy Recovery - Energy recovery from waste is the conversion of non-recyclable waste materials into usable heat, electricity, or fuel through a variety of processes, including combustion, gasification, pyrolyzation, anaerobic digestion and landfill gas recovery. This process is often called waste to energy.² Any energy recovery projects should be focused on those discards still remaining after other source separation efforts have been maximized.

¹ Re-named as the Sustainable Materials Management Element (SMME) in 2017 to reflect the broader scope and intent of the county's approach to waste and materials management.

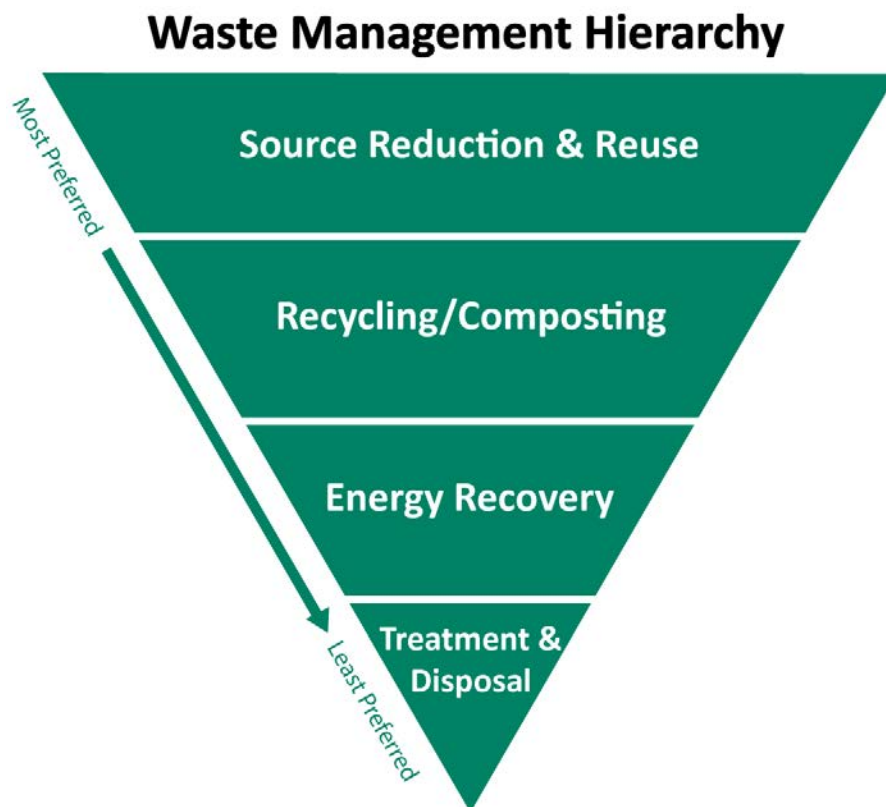
² US EPA, Energy Recovery from the Combustion of Municipal Solid Waste (MSW), www.epa.gov/smm/energy-recovery-combustion-municipal-solid-waste-msw accessed March 13, 2017.

EPA’s Waste Management Hierarchy - The county’s commitment to Sustainable Materials Management follows the U.S. Environmental Protection Agency’s (EPA’s) waste management hierarchy (see Figure 1). This hierarchy maps the most preferred strategies as, in order: source reduction and reuse, recycling and composting, energy recovery, and waste treatment and disposal.³

Hazardous Waste - Hazardous waste is a waste with properties that make it capable of having a harmful effect on human health or the environment. Hazardous wastes can be liquids, solids, or contained gases. They include, but are not limited to, by-products of industrial, manufacturing and extraction processes (e.g., waste fluids from hydraulic fracturing), discarded used materials, or discarded unused commercial products (such as many household cleaning products, pesticides, and paints).

Sustainable Materials Management - The EPA describes Sustainable Materials Management (SMM) as “a systemic approach to using and reusing materials more productively over their entire life cycles. It represents a change in how our society thinks about the use of natural resources and environmental protection... By looking at a product's entire life cycle— from materials extraction to end-of-life management—we can find new opportunities to reduce environmental impacts, conserve resources, and reduce costs.”⁴

Figure 1: U.S. EPA’s Waste Management Hierarchy



³ US EPA, Sustainable Materials Management, www.epa.gov/smm/sustainable-materials-management-non-hazardous-materials-and-waste-management-hierarchy, accessed October 10, 2016.

⁴ US EPA, Sustainable Materials Management, www.epa.gov/smm/sustainable-materials-management-basics, accessed October 7, 2016.

II. Goals and Policies

Goal 1. Promote and Uphold the County's SMM Values. Boulder County promotes SMM in its actions, policies, and decision making county-wide. The county values SMM for its environmental protection, including greenhouse gas emission mitigation, its economic soundness, and its contribution to community vitality and quality of life. SMM prioritizes diversion practices that best preserve the inherent value of the resources used.

Policies

SMM 1.01 **Support for SMM Efforts.** Boulder County supports efforts that promote SMM best practices (consistent with adopted plans and agreements) in the following areas: environmental stewardship, product stewardship, resource conservation, pollution prevention, mitigation of adverse climate impacts, and protection of public health. The county will strive to support initiatives that align with SMM including those related to facilities, programs, granting mechanisms, policy mechanisms, local markets, education and outreach.

SMM 1.01.01 To the extent possible, the county shall support land use decisions that align with SMM while balancing other regulatory and policy priorities, e.g., zoning amendments, and/or property acquisitions for facilities in suitable locations. SMM values, functions, and impacts to county lands shall be considered in the review of development proposals submitted through the Land Use department.

SMM 1.01.02 To the extent possible, the county shall support SMM from public, private, and non-profit sector organizations, including development of local end-markets designed to reuse or repurpose materials.

SMM 1.01.03 Boulder County may acquire real estate interests in land for SMM functions, if periodic feasibility research and planning studies indicate the need for county-owned land for viable SMM facilities or operations.

SMM 1.01.04 Boulder County shall minimize resource use and waste streams by encouraging growth of markets for local products, and facilitating the local processing and reuse of discarded waste materials within the county.

SMM 1.02 **SMM in County Operations.** Boulder County shall implement SMM practices in its own operations of its facilities, purchasing, and generation of waste and discards. Furthermore, the activities of county departments shall promote and reflect the values of SMM.

Goal 2. Facilitate SMM. Boulder County purposefully facilitates SMM activities taking place across the county through county-wide planning, management, and education functions, including its active role in providing zero waste services.

Policies

SMM 2.01 **Facilitation of SMM Activities.** Boulder County supports various types of materials processing, management, and diversion-related technologies, processes, and activities to reach its zero waste and SMM goals in a fiscally responsible manner.

SMM 2.02 **Scope of County Plans and Policies.** Boulder County prepares management plans and policies as appropriate for SMM facilities, programs, education, and activities and uses the plans and policies to manage SMM resources and assets. The scope of planning and policies shall encompass:

- a. The establishment, maintenance, responsible stewardship, and needed improvement of all current and future SMM related facilities county-wide.
- b. Planning for both short- and long-range forecasting of capacity needs for capital, expansion, and operation and maintenance needs, as well as address criteria in Goal 3;
- c. Forecasting ownership and operation scenarios and compensation formulas for all facilities to optimize environmental stewardship, materials recovery, and operational efficiencies, and ensure fiscal stability;
- d. Providing oversight and regulation of private, public, and non-profit sector collection, processing, management, and end-marketing of discarded, recyclable, compostable, and reusable materials;
- e. Convening appropriate parties to consider and develop intergovernmental agreements (IGA) for SMM initiatives;
- f. Setting performance goals and level-of-service standards for all county-owned SMM facilities, programs, or operations;
- g. Planning for zero waste and SMM using applicable criteria (see Goal 3 for criteria), data on waste generation, population, and waste trends; land use constraints; and in the context of the Comprehensive Plan and the county's goals and values (e.g., addressing the use of landfills in adjacent counties – monitoring lifespan and status of these landfills);
- h. Structuring responsible financing mechanisms for SMM facilities (see SMM Policy 2.04);
- i. Clearly defining the management and operational roles of county staff and the guidance and input roles of the county's Resource Conservation Advisory Board (see Goal 5).

Information to Implement in Sidebar

For reference, the county owns and operates the following facilities:

- **Mountain Transfer Station & Recycling Center**
- **Drop-Off Centers**
- **Boulder County Recycling Center**
- **Construction and Demolition Facility**
- **Debris Management Sites**

- **Hazardous Materials Management Facility**

SMM 2.03 **Monitoring and Evaluating Innovation in Approaches.** Boulder County monitors and evaluates waste, recycling, composting, and related SMM policies and activities both locally and more broadly, to inform management decisions. The county seeks to be innovative in its approaches to SMM, using knowledge of current conditions, latest science, best technologies, and best management practices.

SMM 2.04 **Financing and Planning Mechanisms.** Boulder County shall engage in planning activities to facilitate the development of SMM facilities and policies.

SMM 2.05 **Awareness, Education, and Outreach Related to SMM.** Boulder County shall promote awareness of SMM activities and initiatives taking place across the county through communication methods designed to reach a broad spectrum of the public, including waste generators, residents, stakeholders, organizations, and businesses. Boulder County shall reach out to the public through educational programs, volunteer opportunities, special events, regular interactions at sustainable materials management facilities, and other appropriate educational venues.

Goal 3. Maintain and Apply Criteria for Implementation. Boulder County maintains and applies criteria for ensuring SMM principles are reflected at all stages of facilities development, planning processes, and policy implementation.

Policies

SMM 3.01 **Criteria for Evaluating SMM Efforts.** Boulder County shall apply the following criteria when evaluating SMM plans, policies, facilities, programs, and other initiatives in Boulder County. The county, together with its partners will strive to ensure consistent monitoring and utilization of best available data. Specifically, any initiatives reviewed shall:

- a. Mitigate or reduce waste (e.g., waste prevention and diversion to reduce mining of virgin resources);
- b. Ensure that facilities or operations are planned, located, designed, and operated to prevent and divert unacceptable air, water, noise and visual pollution, including assessing the positive and negative environmental impacts of the transport of materials, workers, etc. to and from a facility or operation;
- c. Measure and seek to reduce climate change (or carbon) footprint for SMM activities by reducing adverse greenhouse gas emissions;
- d. Prevent and divert waste; reduce local emissions from mining, materials extraction and processing; and reduce transportation-related emissions during the full life cycle of materials used, reused, and processed at end of life;
- e. Use sequestration to reduce carbon impacts where applicable (e.g., using compost to replenish depleted soils);

- f. Demonstrate, based on a life-cycle analysis, that the initiative(s) results in the least adverse environmental and human health impact from ‘cradle to grave’ of the options available;
- g. Eliminate or reduce toxic or otherwise hazardous materials used in products and practices;
- h. In order to ensure the responsible end-of-life management of toxic or hazardous waste, and recognizing the populous nature of the County, all such waste must be neutralized or otherwise treated to remove the toxic and/or hazardous components and discharged according to national, state, and local regulations;;
- i. Demonstrate the economic/fiscal and social impacts (e.g., job creation, costs to county, revenue potential, environmental justice, funding mechanism/debt service, etc.) of SMM initiatives and ensure long-term funding mechanisms are viable;
- j. Ensure accessibility and affordability of all SMM-related facilities and programs to all residents county-wide;
- k. Ensure public education/outreach mechanisms are included in fiscal and operational planning;
- l. Demonstrate availability of fiscal and other needed resources for appropriate enforcement; and
- m. Seek to manage discarded materials as locally as possible to provide the highest benefit to the local economy.

SMM 3.02 **SMM and Green Building Practices.** SMM and green building practices for both new and retrofit construction shall be incorporated into policies, regulations, and requirements for both residential and commercial building design and materials selection, and construction and maintenance practices shall:

- a. Ensure building longevity and resilience;
- b. Prioritize and provide for safe deconstruction and materials reuse/recycling at end of life;
- c. Discourage demolition of otherwise safe and functional structures;
- d. Promote other sustainable initiatives such as energy efficiency and water conservation.
- e. Align with circular economy principles and practices (e.g., life-cycle asset management analyses, collaborative consumption, products designed for longevity, performance and service systems and incentivized returns, economic vitality for resiliency, and extended producer responsibility);
- f. Address issues of ‘new’ materials or products entering the waste stream for which reuse and/or diversion end markets have not yet been developed; and
- g. Collect and report data on SMM activities.

Goal 4. Gather Input and Collaborate with Stakeholders and Partners. Boulder County actively engages the public to solicit input on policies and practices related to SMM and resource conservation.

Policies

- SMM 4.01 **Resource Conservation Advisory Board.** The county commissioners shall appoint a Resource Conservation Advisory Board (RCAB) to provide a forum for public input and advice to the Board of County Commissioners and the Resource Conservation Division regarding SMM plans, programs, and actions.
- SMM 4.02 **Input from Public and Other Stakeholders.** Boulder County shall invite input from a broad spectrum of stakeholders relevant to the policy and management issues under consideration. Boulder County shall periodically solicit input from, and provide updates to municipalities and stakeholders on SMM priorities, and may seek and consider public input about SMM initiatives and management through a variety of informal and formal engagement tools.
- SMM 4.02.01 Boulder County will actively seek input from interested community members to ensure policies and initiatives are based on a sound understanding of constituents' and stakeholders' short- and long-term needs and operational context.
- SMM 4.03 **Public Hearings.** County land acquisitions and capital improvement plans for SMM facilities, along with county zero waste management plans and policies, require approval by the Board of County Commissioners, after a public hearing and after review and input by the RCAB.
- SMM 4.04 **Collaboration with Stakeholders.** Boulder County shall collaborate with businesses, organizations, non-profits, educators, and other partners to promote the county's SMM values and practices.
- SMM 4.05 **Collaboration with Authorities.** Boulder County shall work closely with federal, state, and local authorities to promote and achieve SMM goals (e.g., state-level product stewardship legislation).
- SMM 4.05.01 Boulder County shall strive for harmonization of goals, policies and initiatives at the local level (e.g., policies regarding discards, waste, diversion, reuse, etc.) to ensure they do not serve as disincentives to one another, but rather complement one another.



Boulder County Comprehensive Plan

SUSTAINABILITY ELEMENT

Introduction, Definition, Goals & Policies

The Meaning of Sustainability
*The concept of “sustainability”
 has been the subject of debate
 and discussion, particularly over the past
 20 years, as concern has grown from the
 global to the local level about whether the
 social, economic and physical resources we
 have come to depend on will be sufficient or
 available to future generations to meet
 their needs and aspirations...and what we
 in the present intend to do about it.*

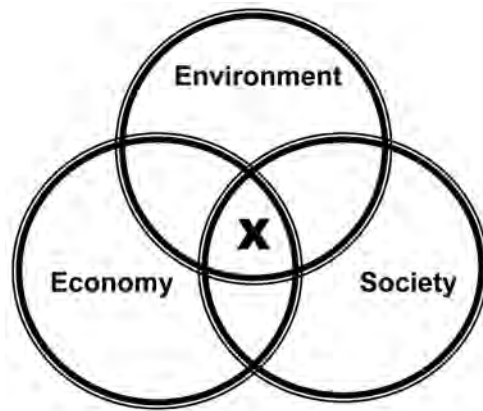
Introduction

The verb “sustain” is defined in Webster’s Third International Dictionary as meaning “to cause to continue...to keep up especially without interruption, diminution or flagging”. As a standard bearer, the most widely acknowledged definition came from the Brundtland Commission Report in 1987,¹ which described sustainability it as “...development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Many institutions and organizations have worked at refining this description since that time, trying to perfect a universally acceptable definition or at least one that meets their particular agendas. But as Denise Lach, a sociology professor at Oregon State University, has argued, spending time and energy trying to find a common definition for “sustainability” may not gain us anything of real value “Sustainability is like love and democracy – multiple meanings, not always perfectly realized, but always struggled for, at least by most of us. I think we do agree, basically, on what it is. We disagree when we must make specific choices in our lives”.² We believe the crux of the issue is captured in her last sentence. How to go about reaching some broader consensus or acceptance of what to do and how to do it is the primary challenge that confronts us.

Sustainability links the issues of environment, economy and social equity together. An action or decision in any one of these areas will have consequences on the others whether anticipated or not. A sustainable community is one where an agreement has been reached on the design and implementation of plans that replace competition between issues with collaboration and forethought about achieving desired outcomes in the present while preserving options for those that will follow.





The X position is a simple illustration of where a sustainable community would be functioning in a balanced system.

Sustainability and the Boulder County Comprehensive Plan

Developing a sustainability plan requires taking a long view that goes well beyond the time-frames comprehensive plans have traditionally addressed. However, comprehensive plans are intended to be adaptable and dynamic documents that provide a central home for expressing the goals and desires of a community. It is therefore quite appropriate for the subject of sustainability to be included, particularly since in its fullest expression sustainability should influence and connect all of the other Elements in the Plan.

The original Boulder County Comprehensive Plan was adopted in 1978 in response to a growing alarm about the spread of development types and patterns that were having adverse, undesirable or irreversible negative impacts on the land. At its core, the Plan's intent was to provide guidance for (a) preserving the agricultural, forested and open lands environments and ecosystems found throughout the county by channeling urban development into and adjacent to urban areas; and (b) establishing and retaining diverse, compatible and functional land uses to prevent urban and rural decay.³ Subsequent

amendments and actions across the years have been developed with these goals in mind, and the county, with the persistent participation and support of its residents, has been quite successful in meeting them.

Refining the Plan to move beyond its roots in preservation to sustainability is an appropriate and important evolutionary step to take. As a specific example, the Boulder County Commissioners set the stage for this next step by adopting two resolutions directing the county's own operations to prepare and implement plans for achieving a Zero Waste Program and Sustainability Energy Path.⁴ Over 146 universities and colleges in 40 states, including six campuses in Colorado, have signed the American College and University Presidents Climate Commitment to making their campuses climate-neutral.⁵ On a broader front, the American Planning Association ratified a Policy Guide on Planning for Sustainability on April 17, 2000. In it, the Association identified several dimensions to the sustainability issue:

1. We want to sustain communities as good places to live, and that offer economic and other opportunities to their inhabitants.
2. We want to sustain the values of our society – things like individual liberty and democracy.
3. We want to sustain the biodiversity of the natural environment, both for the contribution that it makes to the quality of human life and for its own inherent value.
4. We want to sustain the ability of natural systems to provide the life-supporting 'services' that are rarely counted by economists, but which have recently been estimated to be worth nearly as much as total gross human economic product".

To move from these statements of intent into actions, sustainability requires a commitment to the following principles:

- (1) living within limits;
- (2) understanding the interconnections and interdependence of economic, societal and environmental decisions and actions;
- (3) sharing the distribution and stewardship of resources and opportunities equitably throughout the public and private sectors; and
- (4) fostering and activating the will to make necessary changes.

The goals of this Element have been written with these principles in mind and to provide guidance for subsequent amendments and additions to the Comprehensive Plan that address sustainability.

Scope of the Sustainability Element

What is generically called a systems-wide sustainability plan takes a careful accounting of the numerous and diverse components that provide the foundations for the quality of our environmental, economic and societal condition. The list is large – agricultural viability, forest health, energy production and use, resource consumption and preservation, decent housing, transportation, air and water quality, equitable educational and employment opportunities, meaningful public participation, and so on. At the time of adoption into the county’s Comprehensive Plan on May 16, 2007, the Element does not presume to cover all these factors. It is, however, to provide a place keeper in the Plan for the continuing inclusion of specific topics, policies and action plans relating to

sustainability as they are identified, agreed to, and developed through a public process.

On October 30, 2006 the Planning Commission and County Commissioners held a joint study session with the Land Use Department on sustainability and directed staff to focus first on (a) an expanded transferable development rights (TDR) program; (b) assessing possible structure size limitations and mitigating measures that would be appropriate for exceeding them; and (c) developing green building policies to shape the drafting of new codes and regulations. The formal authorization to proceed with these tasks was given with the adoption of Docket BCCP-06-001: Boulder County Comprehensive Plan Revision by the Planning Commission on November 15, 2006. What follows is a brief explanation of how these three themes relate to sustainability.

TDRs and Sustainability

The county has had a voluntary TDR program and regulations in place for the Plains area since 1995. In simple terms, TDRs permit the moving of development rights from lands identified as valuable or important for preservation to other sites that are more suitable for development. Since 1995 approximately 293 TDR certificates have been issued and more than 5,000 acres of agricultural and other important lands have been preserved from development. These lands will remain available for agricultural uses, wildlife habitat, wetlands/riparian corridor protection, open space and other functions that are complementary to the principles and goals of sustainability. Its voluntary nature also means that landowners who own property eligible for the removal of the development rights have a choice in deciding how their lands will be used.

Expanding a TDR program to include a larger geographical area of the county and a greater range of TDR options can promote additional sustainability decisions and outcomes being taken in a region and for a population that has not had those choices before.

Structure Size and Sustainability

The national average for single-family home sizes has increased from 983 square feet in 1950 to 2,434 square feet in 2005.⁶ In unincorporated Boulder County new single-family home sizes have gone from an average of 3,881 square feet in 1990 to 5,929 square feet in 2005, far exceeding the comparable national figures. Yet the average household size population in the county has declined during that same period.

The residential sector accounts for 22% of the energy and 74% of the water consumed in the United States while contributing 21% of the county's carbon dioxide emissions.⁷ An "average" size home contains 892 million Btu's of embedded energy (equal to 7,800+ gallons of gasoline) in its materials' manufacturing, transportation and assembly.

Not only has the growth in home sizes increased the use of energy and other natural resources, the impacts of these larger structures can negatively affect the rural character of Boulder County. In some areas, smaller cabins and dwellings are being replaced by permanent homes of a substantially larger size. Many residents of the county have an interest in the sustainability of their rural communities' character but find it difficult to do so faced with the high cost of property and the pressure to develop larger homes.

A set of policies that encourage smaller structure sizes, promotes the development of mitigation measures to offset the

consumptive impacts of larger homes, discourages the demolition of otherwise habitable dwellings, and promotes the preservation of rural communities with their typically smaller homes, will enable the county to meet many sustainability objectives.

Green Building (Boulder County BuildSmart) and Sustainability

Buildings use over 25% of the world's wood harvest and consume two-fifths of all energy and materials. In addition, 54% of the energy consumption in the United States is directly or indirectly related to buildings and their construction.⁸ The average American family produces about 100,000 pounds of carbon dioxide emissions per year and spends about \$1,500 on home energy bills. However, average green building consumes 30% less energy than its peers, which means lower costs, lower emissions and better air quality.⁹

Policies promoting the use of green building principles and practices including the preservation of existing structures where feasible, the reuse and recycling of materials from deconstructed buildings that have outlived their habitability, water and energy conservation, and the use of sustainable materials can reduce overall initial consumption of resources as well as introduce significant resource/financial efficiencies and savings into the operation, maintenance and lifetime usability of structures.

Future Sustainability Measures

The Boulder County Comprehensive Plan has served its residents and environment well in providing checks and balances to the relentless consumption of land and the loss of the many types of sustaining resources that those lands provide. There is now new and important work to do, new steps to take. Mahatma Gandhi said, “You must be the change you want to see in the world”. This Element is intended to stimulate and accommodate the expansion of sustainability planning throughout the county in partnership with other public institutions and private sector interests willing to bring their talent, expertise and ideas to the table. The county should take a leadership role in promoting these efforts.

Definition, Goals, & Policies

Boulder County Comprehensive Plan Definition of Sustainability

“Sustainability” means the use, development and protection of all our resources in a manner that does not deplete them while enabling the residents of Boulder County to meet their current needs and maintain a fulfilling quality of life without compromising or foregoing the ability of and opportunity for future residents to do the same.

In this context, “resources” includes the land, air, and water along with the inherent value of the natural resources, biodiversity, and life-supporting functions associated with them; energy and materials for development and habitation; the essential rural, low-density character of the unincorporated county; the special historic, cultural and geographic composition of distinct rural communities within the county; the diversity of economic activities

and opportunities available to individuals; and the people who live within and continue to shape our developed and natural environment.

Sustainability Action Statement

Sustainable actions are those that support, maintain, conserve and enhance the environmental, economic and social systems on which we depend. Achieving sustainability may demand substantial departures from past and present actions as well as a fundamental commitment to conserving finite resources. Sustainability thus requires a coordinated approach to planning and public policy that involves public participation. Success depends on the widespread understanding of the critical relationship between people and their environment, an appreciation of the interrelationships between the systems that sustain human existence, and the will to make necessary changes.

Sustainability Element Goals

- (1) The county recognizes and accepts that weighing individual wants and needs with those of the larger public and society is a complex but essential responsibility of government. Implementing the Comprehensive Plan involves the need to balance competing goals and policies in cases where they cannot be harmonized. With that understanding in mind, Boulder County’s land use management tools and practices should be designed to promote decisions and actions supporting outcomes that are consistent with the principles of sustainability.

- (2) Boulder County contains a highly diverse and complex mixture of ecosystems, landforms, development patterns, human activities, cultural and economic characteristics and jurisdictions. While the principles of sustainability bind them all together, the county recognizes that the development of programs and initiatives specifically designed to meet needs within different areas of the county may be warranted and appropriate.
- (3) Sustainability actions or programs undertaken by the county should address the following factors:
 - the origins or causes of wasteful resource practices as well as the harmful effects of such practices;
 - the interrelationship of systems and forces that dictate how resources are used, and;
 - the social constituencies and partners that should be involved in and served by sustainability efforts.
- (4) The county considers global climate change to be a matter of paramount concern, and a potential threat to any sustainability efforts that may be undertaken. In recognition of this concern and to implement the Board of County Commissioners' Resolution 2005-137 regarding a Sustainable Energy Path for Boulder County, the county should take a leadership role in identifying and implementing actions that will lead to a diminishment in the county's contribution to total greenhouse gas emissions from both stationary and mobile activities or sources through an increase in energy efficiency, a reduction in vehicle miles traveled a reduction in waste generation, and other measures.
- (5) The preservation of the built and contextual character of Boulder County's diverse rural landscapes, neighborhoods and communities should be fostered and promoted through encouraging participation by the residents and property owners in those areas to identify the characteristics that are of importance to them and assist in development of land use strategies and tools for maintaining those characteristics.
- (6) The preservation and viability of the increasingly precious resources of open and rural lands, whether devoted to agriculture, forestry, open space, or plant and wildlife habitat, as well as the sustainability of uses that provide for the long-term preservation of such lands, should be fostered and promoted through innovative regulatory and acquisition programs, public-private partnerships, and public education, outreach and participation.
- (7) Conversion and recycling of waste materials into useful products, as well as reductions in the generation of waste streams, are recognized as sustainability actions providing benefits to society and the environment. With the adoption of Resolution 2005-138 by the Board of County Commissioners, the county has committed itself to a Zero Waste program as a guiding principle for all county operations and for outreach and actions on a countywide scale. The policies of the Boulder County Comprehensive Plan should therefore be applied in a manner that furthers achieving a Zero Waste outcome.

- (8) Efficient use of renewable resources and the reduction in consumption of non-renewable resources used in construction and its associated infrastructure should be promoted through policy and education, and implemented as appropriate through regulations.
- (9) Opportunities for individuals and institutions to design, develop, and apply sustainability practices and techniques should be provided and promoted.
- (10) The county’s rich and varied natural features, scenic vistas, ecosystems, and biodiversity should be protected from further intrusion, disruption, consumption and fragmentation
- (11) To assess progress in meeting the goals and policies for sustainability, the county should develop benchmarks or indicators that will measure successes or shortcomings in these efforts and report them to the public.
- (12) The county should continue to engage in conversations and development of partnerships with the public and private sectors through intergovernmental agreements, memoranda of understanding, public outreach and information programs, and other initiatives or relationships to advance the principles and practices of sustainability across the county.
- (13) The county should promote and support the use of local products, technologies, expertise, and other locally available resources that contribute to the advancement of these goals.

- (14) The county should continue to analyze all county activities and responsibilities for areas where this Element could incorporate policies to implement the sustainability goals, and to add those policies through a public process as appropriate.

Policies

A. Transfer of Development Rights Program

- (1) A new voluntary transferable development rights (TDR) program for unincorporated properties, including those located in the unincorporated mountainous (Forestry zoned) portion of the county, may be developed and included into the Boulder County Land Use Code. The program may consider the use of fractions of TDRs to achieve the goals of the BCCP.
- (2) This TDR program should consider facilitating the attainment of any or all of the following objectives:
 - preserving vacant lands identified in the Comprehensive Plan as having significant environmental, agricultural, visual or cultural values;
 - maintaining the character of established rural communities;
 - avoiding or reducing the fragmentation and disturbance of important ecological and environmental areas including but not limited to significant plant and wildlife habitats, wetlands and riparian areas, and Environmental Conservation Areas;
 - avoiding development in hazardous areas;

- providing incentives for the promotion and retention of a diverse housing stock;
 - protecting and securing scenic corridors and vistas;
 - promoting the county's goals of achieving sustainable land uses and reducing the impacts of the built environment; and
 - encouraging the voluntary participation of landowners.
- (3) The TDR regulations should be crafted with a focus on preserving vacant, rural, and environmentally sensitive lands, mitigating the impacts of the built environment, and providing incentives to property owners to participate in the program.
- (4) The TDR regulations should also be crafted with a focus on preserving the existing stock of moderately sized, seasonal, and older residences that reflect the diversity and rural character of both mountain and plains homes and communities. Incentives should be provided to owners of these kinds of properties to participate in the program.
- (5) A further understanding of how any program that transfers the ability to develop property may affect land values, assessments and taxation will be undertaken in consultation with the County Assessor's Office. This information will be taken into consideration when preparing regulations and implementation tools.
- (6) TDR incentives for landowners to voluntarily build smaller, lightly impacting homes or structures on vacant lands should be considered as part of the countywide TDR program.
- (7) To assist parties interested in participating in the TDR program the county may consider establishing a bank or information clearing house in order to provide a central location through which the acquisition and sale of development rights may be facilitated or conducted.
- (8) Any county bank/clearing house may be authorized to both buy and sell development rights. Transaction revenues received by the bank should be dedicated to furthering the goals of the BCCP through the acquisition of development rights to preserve other appropriate open lands and reduce density in order to mitigate the impacts of future development from the built environment within the county.
- (9) In establishing this new TDR program, the county, through an open public process, will develop criteria for establishing sending and receiving sites. Criteria for making such determinations may be incorporated into the Land Use Code and should take into consideration the following attributes:
- Status as a legal building parcel
 - Physical characteristics and constraints of the property
 - Status as a platted subdivision lot
 - The presence of resources, values or features designated through the Boulder County Comprehensive Plan on the property

- Location as an enclave within or adjacent to BCCP-designated Environmental Conservation Areas, United States Forest Service or other publicly held lands, or lands with a conservation easement protecting them from further development
 - Legal access to the property
 - Location of the property with respect to existing development, including location in an existing rural community or platted subdivision
- (10) The county should continue to engage in conversations with its municipalities about their continuing and expanded participation in the county’s TDR programs through consideration of options such as a) designating additional potential receiving sites; b) requiring a TDR component for new residential or other development within existing corporate limits or on lands proposed for annexation; c) providing additional county TDR bonuses to landowners who sell their TDRs to developments within municipalities or on municipally-designated receiving sites; or d) in other ways that further both the county’s and municipalities’ interests in maintaining a distinct difference between municipal and rural areas.

include smaller scale development; development which includes the conservation of lands, materials, energy and other resources in its design, construction and infrastructure; and that preserves the rural character of the county as well as the distinctive character of the community in which development may be located.

(2) An analysis should be conducted to determine whether the regulation of structure size is appropriate to meet the stated goals of the Comprehensive Plan. As a part of this analysis the county may consider:

- the level of regulation that would be appropriate for different communities, regions or locations within the unincorporated areas relative to existing development patterns, established rural character, scenic/natural/resource values, visual impacts, presence of significant physical constraints or natural hazards, availability of services and facilities, proximity to adopted Municipal Influence Areas, and other factors;
- the appropriate mitigation methods or actions which could be taken by a property owner in order to mitigate any impacts associated with development; and
- the consumption of energy and materials associated with larger structures and what caps or requirements may be applied to offset, constrain or reduce that usage.

B. Structure Size Limitations

- (1) In accordance with the mission statement of the county’s Sustainability Initiative and definition of “sustainability” contained in this Element of the BCCP, the county should develop options and tools to promote more sustainable development. Sustainable development would

- (3) In conducting a structure size limitation analysis, special attention should be paid to the built, historic and contextual character of existing established rural communities and neighborhoods. Where appropriate or requested by residents of these communities and neighborhoods, a designation of “Special Community Character Area,” a Rural Conservation District overlay zoning, or other appropriate categorization may be applied for purposes of preparing tailored guidelines, policies and regulations to address proposed changes to the scope and scale of development in the designated area.

C. Green Building

- (1) Green building techniques and practices that conserve energy, water, materials, land area and other resources and divert construction materials from land disposal through recycling and reuse should be incorporated into the county’s regulations and codes. A points system or other quantifiable/graphic system should be developed to provide those applying for permits a clear and easy to understand guide to the requirements for meeting green building standards.
- (2) Any program developed by the county should strike an effective balance between incentives and mandates to work towards an ultimate goal of “zero energy” construction throughout the county.
- (3) The county may link any green building program it adopts to regulations addressing structure size, Transfer of Development Rights, or other sustainability measures, as deemed appropriate through further study of these concerns and as developed through the public regulatory amendments process.
- (4) In developing a green building program the county should consider and identify minimum requirements that need to be met as well as incentives for exceeding those requirements. The program will offer property owners flexibility and options in determining which materials and techniques meet their needs and desires for complying with the standards set by regulations and codes.
- (5) Information and resources about green building requirements and incentives contained in the county’s codes and regulations should be distributed to all county departments that have some review or approval authority over land use proposals requiring permits from the county’s Land Use Department.
- (6) Renovation of existing structures, as opposed to replacement of that structure with a new one, should be encouraged in order to limit use of new primary and secondary resources and to conserve, reuse and recycle materials otherwise destined for disposal. Remodeling and retrofitting otherwise structurally sound buildings with more sustainable materials, techniques, and systems should be promoted.
- (7) If renovation of an existing structure is not practicable or possible, that existing structure should be deconstructed such that the maximum amount of material is either reused in the new structure, resold or donated for reuse, or recycled, with the goal of diverting material from being sent to the landfill. Demolition of existing structures should only occur in extreme circumstances.

- (8) The county shall provide information to the public and technical assistance regarding green building techniques to persons applying for a land use activity that requires issuance of a building permit. The county shall take a leadership role in making this information broadly available to the public for their use in promoting the values and principles of sustainable development and green building.
- (9) Any green building program adopted by the County will include a method for applicants to propose alternative techniques, systems, materials and construction methods that can meet or exceed the required standards.
- (10) In order for Boulder County’s green building program to be successful, the county will have to stay informed and knowledgeable about changes in green building practices and principles and must make that information available to both applicants and the public.
- (11) While the county’s green building program will be appropriate to the type of development seen in the unincorporated area of Boulder County, it will strive to be consistent with green building programs adopted by the municipalities within the county to insure ease of use by the public. Boulder County will in turn provide assistance to any municipality intending to develop a green building program with consistency and compatibility being the desired outcome.

Footnotes:

- 1 World Commission on Environment and Development. United Nations. Convened in 1983.
- 2 “The Definition of Sustainability Depends On Who Is Speaking”. Andy Duncan. Pg. 3. Oregon State University Extension Service Publication EM 8784. November 2001.
- 3 Goals A. 1 and A. 3, “Design of the Region”, *Boulder County Comprehensive Plan*. March 22, 1978.
- 4 Resolutions 2005-137 and 138. November 22, 2005.
- 5 <http://www.presidentsclimatecommitment.org> May, 2007.
- 6 Data from the National Association of Homebuilders.
- 7 US Green Building Council, LEED for Homes Pilot Rating System. January, 2007.
- 8 Telluride Green Building Resources Guide.
- 9 Center for ReSource Conservation (<http://www.conservationcenter.org>)



Boulder County Comprehensive Plan

**LAND USE
SURROUNDING
AIRPORTS**

Goals, Policies, & Maps Element

Proper land use planning of the county's airports and immediate surroundings require an in-depth understanding of airport operations and how such operations affect and are affected by surrounding land uses. The direct and indirect impacts associated with airport operations can best be quantified by those practitioners particularly well-versed in the formulation of airport master plans, as opposed to local government staffs, that in general, are not familiar with the technical aspects of airport operations. Thus it is the intent of the following policies that the protection of the health, safety and general welfare of those living in areas surrounding airports and the efficient operation of the airports of Boulder County can best be accomplished by the development of Federal Aviation Administration approved airport master plans.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created March 1978	N/A	N/A

Policies

AIR 1.01 The county shall strongly encourage local authorities that have jurisdiction and/or control with respect to the operation and management of those airports directly affecting Boulder County to undertake the development of airport master plans.

AIR 1.01.01 As a minimum, such master plans shall address:

- (a) the potential expansion of airports and attendant operations within the *Boulder County Comprehensive Plan* planning period (15 years);
- (b) the intensity of current and foreseeable developmental pressures of areas surrounding airports;
- (c) the protection of the health, safety and general welfare of the public in areas surrounding airports;
- (d) the protection of the public and private investments of the airports; and
- (e) the development of land use regulations that establish compatible land uses in areas surrounding airports.

The development of airport master plans, approved by the Federal Aviation Administration, is the overall ideal supported by this chapter of the *Plan*.

AIR 1.02 Airport master plans should be in accordance with the goals, policies, and land use regulations of the *Boulder County Comprehensive Plan* as well as other municipal comprehensive plans that may be affected by the operation of an airport.





Boulder County Comprehensive Plan

**FIRE
PROTECTION**

Goals, Policies, & Maps Element

Fire protection is an essential service in the municipal/ community service areas and the non-urban areas of Boulder County. The following policies developed jointly by Boulder County and local fire department representatives working through the Boulder County Firefighters' Association are intended to guide land use decision-making and regulation with respect to fire protection.

Policies

- FP 1.01 The county shall encourage fire protection districts in Boulder County to adopt, implement and enforce similar fire codes.
- FP 1.02 The county shall encourage the provision of a fire coordinator to offer technical assistance concerning fire code and related matters to fire departments and county departments upon request.
- FP 1.03 The county shall encourage each fire department to clearly define the level and type of service which it provides and to move toward development and adoption of a fire protection master plan as described in Policy FP 1.04.
- FP 1.04 The county shall support the development of fire protection master plans by individual departments, and, where appropriate, by geographically related groups of fire departments for the purpose of defining and potentially improving the level of service provided, eliminating unnecessary duplication, fragmentation, or competing services, and encouraging the consolidation of fire departments or districts.
- FP 1.05 The *Boulder County Land Use Code* shall require development proposals to include an evaluation of the impact of the proposal upon the capability of the affected fire department to maintain its appropriate level of service to existing development in its response area or district and to adequately serve the proposed new development. The level of sophistication of this

Outside of municipalities, fire protection districts, often staffed by volunteers, provide service to the community.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 7/28/82	N/A	N/A



Fire protection districts respond to a variety of emergencies, including accidents, structure fires, & wildland fires.

- evaluation shall be commensurate with the type of development proposed.
- FP 1.06 The county shall incorporate into the *Boulder County Land Use Code*, in so far as possible, design and development standards and requirements which will result in the future provision of fire protection that is efficient and of an appropriate level.
- FP 1.07 The county shall support the acquisition, development and maintenance, and utilization of accurate information for fire protection planning purposes, e.g., response time and fire protection category maps, wildfire hazard and risk data, land use patterns, and departmental capabilities, etc.
- FP 1.08 Recognizing the value of fire protection districts in providing fire prevention inspection and investigative functions in the unincorporated areas of the county, the county shall encourage volunteer departments to consider reorganizing as fire districts or annexing their territorial area into existing fire protection districts.
- FP 1.09 The county shall encourage cooperation and the development of agreements between all levels of government and the various agencies providing fire protection services for the purpose of most efficiently utilizing the resources of each entity.
- FP 1.10 The county shall recognize the value of organizations such as the Boulder County Firefighters' Association as resources for guidance and referral on fire protection and emergency services issues, for facilitating cooperation between fire departments, emergency service agencies, other units of government, and the public.



Boulder County Comprehensive Plan

**TELE-
COMMUNICATIONS**

Goals, Policies, & Maps Element

Boulder County is very interested in the increase in telecommunications facilities in the county. The county has special interest in their environmental impacts as well as social/technical benefits. The following policies were adopted by the Planning Commission on June 26, 1985, after three Long Range study sessions and draft review by over 300 individuals, organizations and agencies.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 6/26/85	N/A	Created 6/26/85

Policies

- TE 1.01 The *Boulder County Land Use Code* shall regulate Telecommunications Facilities, as defined in the textual statement of this element, either as a Use By Right or as a Use By Special Review so as to assure compatibility with surrounding land uses and safety from hazards.
- TE 1.02 Consideration of applications for Special Review shall normally include alternative siting and design studies for the purpose of providing information that can assist in the review of the proposal and a consideration of alternate sites and alternate designs that may be more acceptable to Boulder County.
- TE 1.03 The county should accommodate adequate regional and community telecommunications facilities to serve the needs of governments, businesses, and citizens of Boulder County while avoiding, where possible, or minimizing any negative impacts associated with telecommunications facilities.
- TE 1.04 The county should accommodate the use of current and evolving new telecommunications technologies.
- TE 1.05 The aesthetic and environmental quality of the county shall be given full consideration when locating, designing, or upgrading any telecommunications facility so as to avoid any significant adverse impacts.
- TE 1.06 Consolidation of multiple telecommunications facilities onto common towers, when feasible

Telecommunications technologies are constantly evolving which may result in new types of proposed facilities.



and not otherwise detrimental, shall be strongly encouraged by Boulder County.

TE 1.07 When feasible, telecommunications facilities shall be located adjacent to, on or incorporated into existing or proposed buildings or other structures.

TE 1.08 Where a telecommunications system utilizes a network of facilities, a comprehensive approach shall be taken for evaluating potential sites in Boulder County with a view to minimizing the number of sites required and any adverse impact.

Where
feasible,
new tele-
communica-
tions facili-
ties should
be incorpo-
rated into
existing
towers or
other struc-
tures.



Boulder County Comprehensive Plan

ECONOMICS

Goals, Policies, & Maps Element

The policies and programs of Boulder County and the municipalities within its boundaries together constitute a complementary statement about the economy in general and economic development in particular. Boulder County’s approach is to channel new urban development—commercial, industrial, and residential—to existing communities where plans are being made to provide necessary public services in a cost efficient manner, while limiting new growth in most of the unincorporated area to a rural or non-urban level.

The *Boulder County Comprehensive Plan* recognizes that each of the 11 municipalities has developed its own goals concerning such issues as rate of growth, desirable land use types and patterns of development, service financing mechanisms and economic development incentives. Many of the stated goals of these municipalities appear similar. The municipalities recognize the value of seeking a balance between housing and job opportunities within their respective cities. Each municipality has developed an individual approach to the land use issues mentioned above and to the programs or other actions aimed at achieving a desirable balance and a stable, healthy economy. A majority of municipalities are involved also in efforts to increase sales tax revenues and encourage local spending by citizens. It is clear that within the areas projected for urban development adequate land and services are being planned to accommodate future economic development, whether one foresees rapid increases or a more moderate growth rate.

A commitment to maintaining the environment & quality of live within the county has contributed to economic health.

Another significant component in both the county *Comprehensive Plan* and a majority of the municipal plans and programs is recognition of the importance of environmental factors, natural and cultural amenities or “quality of life” issues to the health of the economy. The Boulder County economy has benefitted from its legacy of careful land use decisions and its national and state parks and forests and the open space and park acquisitions of the county and various municipalities, notably the City of Boulder. These attributes, together with the presence and resources of the University of Colorado and the local market for products and services, are vital to the county’s economic health.

The following economic goals and policies were revised and expanded in 1987 in conjunction with development of a background Economic Element. They are intended to be used in conjunction with the Design of the Regional Goals A.1 - A.4.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 2/25/87	N/A	Created 2/25/87



Policies

Because municipalities have the ability to provide urban services to new businesses, most economic development activities will take place within the county's towns and cities.

- EC 1.01 The county shall obtain and retain current and relevant economic statistics and other information, including data on major industries and employers county-wide, and in the unincorporated area, data on the agricultural, forestry and tourism industries, for the purpose of assessing the employment and economic status of the county and success in moving in the direction of Goal A.4 and the *Plan's* "economic conditions" goal statements.
- EC 1.02 The county shall promote the preservation and enhancement of its major assets in attracting new employers: special features of the natural environment, high quality educational and scientific resources, low levels of environmental pollution, sound land use planning and a strong sense of community and neighborhood identity.
- EC 1.03 The county shall encourage economic development activities which will help provide additional employment opportunities and adequate incomes for Boulder County residents. The county shall work with the municipalities, public, non-profit, and private sector organizations to insure that economically disadvantaged residents of the county participate in the additional employment and income opportunities resulting from its economic development activities.
- EC 1.04 The county shall function as a resource of land use information for the municipalities within its borders and other entities concerned with its economic

health, stability and development.

- EC 1.05 The county shall assist municipalities with their economic development efforts upon request and in keeping with the other goals and policies of the *Boulder County Comprehensive Plan*.
- EC 1.06 In its economic development efforts, including support or assistance to municipalities, the county shall recognize the importance of retaining and expanding existing businesses and industries, the significance of small firms and both the benefits and potential drawbacks of attracting new support businesses and industries.
- EC 1.07 The county shall recognize the importance of tourism and recreation to the local economy and shall encourage the provision of urban and non-urban services and facilities necessary for the continuation and expansion of these activities, consistent with other goals and policies of the *Boulder County Comprehensive Plan*.
- EC 1.08 The county shall support the University of Colorado as a catalyst for economic activity within the area.
- EC 1.09 The county shall encourage public/private cooperation in addressing the County's economic goals and objectives.



Boulder County Comprehensive Plan

**ADDITIONAL
COUNTY-WIDE**

Goals, Policies, & Maps Element

During the county planning process several specific policy statements were formulated to address particular issues indigenous either to the mountains or the plains. However, upon consideration of these policies by the Long Range Planning Commission it was decided that these policies should also be applicable to the entire county; therefore, the following policies CW1.01-CW1.12 are to be interpreted as being county-wide in nature. Policies CW1.13-CW1.15 were added during the Five Year Review of the Boulder County Comprehensive Plan and represent responses to suggestions or realizations that additional issues should be addressed and that said issues could not be realistically categorized in the existing policy sections. As this part of the Plan continues to expand through future additions it may be possible at some time to structure it into new topical policy sections.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 11/30/83	N/A	N/A

Policies

CW 1.01 Many land uses and zoning decisions have been made in the past 12 years without the use of a comprehensive plan to guide in the formulation of such decisions. With the development of the goals and policies of the *Boulder County Comprehensive Plan* it is clear that many past decisions now conflict with the underlying plan objective of channelling urban growth into Community Service Areas while preserving surrounding agricultural and forest lands. To rectify these obvious conflicts between existing zoning and future land use, it is the policy of Boulder County to modify the existing zoning pattern in areas surrounding Community Service Areas as well as other areas of the county.

CW 1.02 In recognition that the developmental policies, proposed land uses, and existing zoning distribution patterns of surrounding counties may result in incompatible or detrimental land use impacts on Boulder County, it is herein the policy of Boulder County to establish an effective intergovernmental understanding and agreement with the surrounding counties for the purpose of attempting to mitigate or minimize any potential detrimental land uses or related impacts upon the incorporated or unincorporated areas of Boulder County.

CW 1.03 The rezoning of lands from which historic water rights have been severed and which severance reduced the capacity to use such land for the purposes to which it was put or zoned at

Policy CW 1.02 supports the concept of regionalism through the use of intergovernmental agreements with adjacent counties.



The county shall thoroughly assess the environmental impacts of any land use proposal.

the time of the adoption of the Comprehensive Plan shall not be viewed with favor when the primary justification for such rezoning would only be the diminished productive capacity of the land which was caused by the severance.

region's municipalities, it is herein the policy of Boulder County to enter into intergovernmental contracts with the municipalities for the purpose of implementing the land use proposals and policies of the jointly adopted municipal comprehensive plans.

CW 1.04 The county shall investigate the feasibility and desirability of establishing review regulations at a county level for the construction and/or expansion of water storage, diversions, transmission, and distribution systems. In undertaking such an investigation, the county shall consider the enabling powers and guidelines for regulation found in H.B. 1041 (CRS 24-65.1-101 et seq.) and H.B. 1034 (CRS 29-20-101 et seq.).

CW 1.08 The county shall support and endorse state and federal legislation which focuses upon the development of equitable tax programs designed to preserve agricultural, forest, and other natural resources.

CW 1.09 The county shall thoroughly assess the environmental impacts of any land use proposal prior to the approval or denial of an application for subdivision, rezoning, or Special Use.

CW 1.05 The county shall reassess the Home Occupation category of the *Boulder County Land Use Code*, and shall make amendments where relevant and manageable to more adequately serve the needs and desires of the citizens of Boulder County.

CW 1.10 The county acknowledges that information pertinent to land use decision-making and involving both quantifiable and unquantifiable environmental factors is lacking or incomplete in certain areas. It is, therefore, the policy of the county to search out information and to make said information available and intelligible to the public.

CW 1.06 The county shall assess the feasibility of designing a land use permit which should either replace or be an addendum to a building permit, the purpose of such a permit would be to provide both an applicant for a land use activity and other governmental entities with a central checklist containing an itemization of all information required prior to making a decision regarding the proposed activity.

CW 1.11 A diversity in housing construction shall be encouraged through flexibility in regulations and codes to reflect the various desires of individuals and to insure the ability of the owner builder to utilize his or her own labor, design, skills, and any other resources facilitating owner-built housing.

CW 1.07 To accomplish a cooperative and coordinated land use planning effort among the

CW 1.12 When appropriate, the county shall encourage and support the formation of citizen groups to

participate in planning-related matters; and for such purposes the county commissioners or agencies may appoint/form ad hoc citizen advisory groups or request the appointment of such groups.

CW 1.13 The county recognizes that the location of potentially hazardous developments within the unincorporated area of the county is a matter of particular public concern. A “potentially hazardous development” means a land use which by its nature poses significant potential hazards that may extend beyond the geographic boundaries of the land area. Such uses shall include, but not be limited to, reservoirs, power plants, use or storage of hazardous material, and disposal of hazardous waste. When making any decision the county is otherwise authorized to make, the county shall evaluate the proposal and require the elimination or reduction to an acceptable level of any of the hazards which such development may pose to the public. Policies to address the special problems of potentially hazardous development shall be as follows:

CW 1.13.01 It shall be county policy to cooperate with the municipalities of the county with respect to the evaluation, elimination, and reduction of potentially hazardous developments located within the unincorporated areas of the county.

CW 1.13.02 It shall be county policy to require that an

assessment of the hazards shall be conducted by professional practitioner(s) that have expertise in the subject matter. It shall be county policy to require that such assessment, performed at the applicant’s expense, incorporate analytical methods reflecting current, generally accepted professional principles and practices.

CW 1.13.03 In evaluating a “potentially hazardous development” and in seeking to eliminate or reduce its hazards, decisions by the county shall consider among all other relevant factors:

- a) The thoroughness of the applicant’s site selection process and the soundness of the conclusions reached, including the analysis of alternative sites with consideration of the potential hazardous impacts of the proposed use.
- b) An assessment of the technological and economic factors affecting the proposed development and the consideration given by the applicant to the implementation of other practical and economically feasible alternatives that can provide the same functions, while minimizing potential hazards for the public.

Potentially hazardous land uses include but are not limited to reservoirs, power plants, hazardous materials storage & hazardous materials disposal.

- c) The official position of a municipal government if the potentially hazardous development is proposed within, adjacent to, or would directly affect lands within its future service/comprehensive planning area as mutually adopted by the municipality and county; and
- d) All applicable rules, regulations, and policies in effect at the time the proposal is submitted.

Additional county-wide policies have been added to the Comprehensive Plan over the years in response to changing physical, social, & economic conditions.

CW 1.14 The county shall encourage the utilization of the Colorado Joint Review Process, CRS 34-10-101et seq., as amended, for any major natural resource development proposed to be located in Boulder County. The county encourages the utilization of the Colorado Joint Review Process to reduce confusion and delay in the permitting process and to create a more efficient process that recognizes the integrity of each office and agency of local, state and federal government.

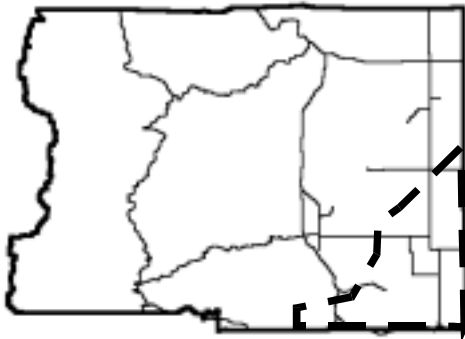


Boulder County Comprehensive Plan

**SOUTHEAST
SUBREGION**

Goals, Policies, & Maps Element

Subregion Vicinity



Subregional boundaries were established in 1978. The graphic above shows the general location of the subregion. Larger scale maps are available in the First Edition of the *Boulder County Comprehensive Plan*, archived at the Land Use Department offices.

The majority of land within the Southeast Subregion has been annexed to municipalities and Intergovernmental Agreements are also common in this area. As such, policies SE 1.01 through SE 1.04 have generally been accomplished.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created March 1978	In Background Element	Created March 1978

The function of the subsequent policies is to acknowledge the physical form of land uses in the Southeast Subregion as being characterized by municipalities surrounded by agricultural lands. A major objective of these policy statements is to acknowledge that future urban developments should be channelled into the service areas of the municipalities rather than occupying the surrounding agricultural lands.

It is imperative that land use decisions which affect the Southeast Subregion be made responsibly over the planning period to attain particular public and private objectives concerning the physical form of future growth. Such objectives for the Subregion have been derived from numerous neighborhood meetings in the unincorporated areas as well as from consistent statements that exist within the context of the Subregion's comprehensive plans. The purpose of the following objectives is intended to assist in the interpretation and implementation of the Southeast Subregional policies.

Land Use Objectives

The five municipalities of the Subregion shall be designated as Community Service Areas, and consequently will be the only geographic locations where urban growth will be accommodated.

Land areas that surround the Subregion's Community Service Areas are non-urban in nature and should continue as such throughout the planning period.

As an effort to preserve community identity, all practical efforts should be made to prevent the Subregion's Community Service Areas from physically growing together.

There are five municipalities within the southeast subregion. A portion of this land area will soon be within the City and County of Broomfield, approved by voters in 1998.



Policies

SE 1.01 New residential, commercial, or industrial development shall be channelled into the geographic area contained within designated Community Service Areas. For the purposes of administering this policy as well as others, the following Community Service Areas are recognized as the only designated Community Service Areas within the Subregion.

- The Broomfield Service Area
- The Erie Service Area
- The Lafayette Service Area
- The Louisville Service Area
- The Superior Primary Development Area

SE 1.02 The existing agricultural land uses that generally surround the Subregion's Community Service Areas shall be acknowledged as the dominant land use which should be continued throughout the planning period. Residential densities shall be in conformance with the provisions of the Agricultural policies of the *Plan*.

SE 1.03 To accomplish a cooperative and coordinated land use planning effort among the Subregion's municipalities, it is herein the policy of Boulder County to enter into intergovernmental contracts with the municipalities for the purpose of implementing the land use proposals and policies of the jointly adopted municipal comprehensive plans.

SE 1.04 In recognition that the developmental policies, proposed land uses, and existing zoning distribution patterns on lands of

Adams, Jefferson, and Weld Counties may result in incompatible or detrimental land use impacts on Boulder County, it is herein the policy of Boulder County to establish an effective intergovernmental understanding and agreement among said counties and any affected municipalities for the purpose attempting to mitigate or minimize any potential land use or related impacts upon the incorporated or unincorporated areas of Boulder County.

It is the policy of Boulder County to enter into intergovernmental agreements with municipalities for the purpose of implementing jointly adopted plans.

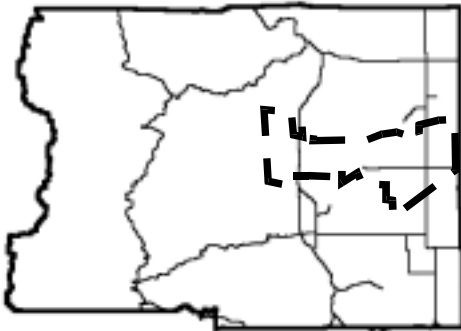


Boulder County Comprehensive Plan

**NIWOT, LEFTHAND,
BOULDER CREEK
SUBREGION**

Goals, Policies, & Maps Element

Subregion Vicinity



Subregional boundaries were established in 1978. The graphic above shows the general location of the subregion. Larger scale maps are available in the First Edition of the *Boulder County Comprehensive Plan*, archived at the Land Use Department offices.

A detailed map of the Niwot Community Service Area is included in the maps section of this document.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 11/18/87	Amended 2/17/97	Created 11/18/87

The only geographic area within the Subregion that has been planned to accommodate future development is the semi-rural Niwot Community Service Area which, for the limited purposes set out in these policies, shall be considered a “Limited Community Service Area”.

Niwot also has designated Transferable Development Rights receiving sites and specifically mapped sending parcels, which will act as a buffer for the community. In addition, a significant amount of agricultural acreage in this subregion has been secured as public or private open space.

Policies

NIW 1.01 Based upon past and present land use, lack of community services, physical conditions and citizen desires, it is county policy to recognize and designate the existing land use character of the Lefthand/ Niwot/Boulder Creek Subregion (with the exception of the Niwot Community Service Area) as being agricultural in nature and to ensure that the accompanying Land Use Plan Map and attendant *Boulder County Land Use Code* will acknowledge such character in the designation and implementation of future land use types.

Niwot is considered a “Limited Community Service Area”.

NIW 1.02 In recognition and support of the designated agricultural character of the Subregion, the *Boulder County Land Use Code* shall be developed in such a manner as to discourage the further subdivision of lands, situated outside of designated “Community Service Areas” for the purpose of creating new building sites for residential,



commercial, or industrial land uses(except as otherwise permitted within these policy statements or by state statutes). Furthermore, new residential structures shall only be permitted on vacant lots within recorded rural residential subdivisions or on other previously established building sites where past public and private commitments have been made for the creation of such structures and their attendant service needs.

county shall seek recommendations from the Department of Commerce relative to preservation of the area in a state as free from electromagnetic pollution as possible, pursuant to C.R.S. 30-11-601 et seq.

NIW 1.06 The Niwot Community Service Area is recognized as the only Community Service Area within the Subregion.

Niwot Community Service Area

The community of Niwot is the only area within the Subregion where significant public and private commitments have occurred in the form of centralized sewer, water, a range of residential densities, and housing types, fire protection, public educational facilities, limited commercial developments, as well as industrial uses on the southern periphery that are buffered from the predominantly residential areas. As a result of these commitments, land uses of a non-agricultural character have taken place within this area. Consequently, Niwot is planned to be the only designated service area within the Subregion and the geographic area wherein the majority of future growth will be accommodated. It is, therefore, the intent of the following policies (NIW 2.01-NIW 2.14) to acknowledge Niwot as a “Limited Community Service Area”.

Furthermore, the physical and cultural nature of the Niwot community, as perceived by its residents, consists of a “semi-rural” quality characterized as low density residential uses surrounded by agricultural uses. With the designation of Niwot as a “Limited Community Service Area”, which implies orderly physical expansion consistent with ability of various service entities to provide a continual level of service, the quality and physical form of proposed

NIW 1.03 New business, commercial, and industrial uses shall be situated within “Community Service Areas” in order to be within a close proximity to the shopping public and respective labor forces, as well as to move toward the goals of reducing energy consumption and attendant commuter time. This policy is not intended to relate to “minor” expansion of existing industrial or business uses.

NIW 1.04 The Foothills portion of the Subregion, situated west of US 36 is agricultural (grazing) in character. Future land uses in this area shall be consistent with the provisions of policy NIW 1.03 above and furthermore, shall be planned in such a manner as to compliment the character as well as promote the existing scenic vista of the Foothills.

NIW 1.05 When considering new development requests (subdivisions, rezonings, special use reviews and the like) on lands in this Subregion affected by the Table Mountain National Radio Quiet Zone Area, the

Future developments should complement & enhance Niwot’s semi-rural character.

developments are of utmost concern to the residents. Future developments, including TDRs, shall compliment and enhance this semi-rural character.

In an effort to assure that proposed developments are compatible with and complimentary to the “semi-rural” character of the Niwot community, the following statements are included to identify the various components which make-up the desired “semi-rural” character.

● **Components of Niwot’s “Semi-rural” Character**

- Residential densities that do not exceed 1.0 units/gross acre;
- Business uses that are primarily oriented to the local community or otherwise compliment the “Semi-Rural” character;
- The existence of internal open space that serves to physically separate non-agricultural land uses;
- An ultimate geographic size that acts to physically contain the community, enhance community identity, and prevent development “sprawl” into the surrounding agricultural lands and/or other existing or potential “Community Service Areas”;
- The existence of external open space (agricultural land) that is contiguous to the ultimate developmental peripheries of the community;
- The regulatory provisions to permit the possession and maintenance of animal units (horses) for recreational purposes;
- The application of county Road Standards and Specifications consistent with the area’s stated semi-rural character only where sound engineering considerations allow.
- The geographic location of the Niwot community relative to the surrounding land uses which are predominantly agricultural in character.

Because of the residents’ concern for

the quality and physical form of future developments in the Niwot area, the positive relationship between the man-made environment and the surrounding agricultural lands is an important determinant in preserving the desired character and enhancing the quality of life. Just as the above statements describe the components of the desired “semi-rural” character that should be recognized by the private sector when proposing future developments, additional statements are included below to establish the general objectives which are intended to guide the physical form of future development.

Community Service Area Objectives

- Future growth in the Niwot area shall only occur within the adopted Niwot Community Service Area.
- Growth shall be phased and gradual. “Leap-frog” development shall be discouraged.
- The character of residential development shall be of a low-density nature and be compatible with surrounding land uses in terms of use and design.
- Future developments shall be immediately serviceable with sewer, water, and fire protection. In addition, adequate educational facilities shall be available.
- Development that occurs on the periphery of the Niwot Community Service Area shall be designed in such a manner as to physically define the boundaries of the Niwot Community Service Area.
- Development that occurs adjacent to major transportation arteries shall be designed to minimize vehicular noise impacts and maximize resident safety as well as other positive attributes of residential living environments.
- Future developments shall be designed to afford effective internal open space for passive and active recreational purposes.
- Future developments and their roadways shall be designed to optimize

Generally, gross residential densities in the Niwot Community Service Area should not exceed one unit per acre.

circulation for the entire Niwot Community Service Area in accordance with the Niwot Area circulation plan.

To move toward the realization of the previously stated “semi-rural” character, developmental objectives, and the Boulder County Goals, the following Niwot Community Service Area policy statements are established.

Policies

NIW 2.01 It shall be county policy to designate the Niwot Community Service Area as a “Limited Community Service Area”.

NIW 2.02 It shall be county policy to recognize the desired character of the Niwot Community Service Area as being “semi-rural” and encourage additional future development be compatible with the “semi-rural” character.

Additional industrial development adjacent to or within the Niwot Community Service Area beyond that which currently exists or is contemplated in the *Boulder County Comprehensive Plan* shall be strongly discouraged. New business or commercial plan designation shall not be considered compatible with such “semi-rural” character, except as such uses may be clearly needed to serve Service Area residents.

NIW 2.03 It shall be county policy, to maintain the “semi-rural” character, the maximum overall gross density (excluding areas designated for other

than residential purposes) of the Niwot Community Service Area shall be 1.0 residential unit/acre; that open space in and around future developments shall be maximized. In addition, new developments planned adjacent to existing developments and within the same zoning district shall reflect the general density and design characteristics of the existing developments.

NIW 2.04 In an effort to prevent development sprawl and to preserve agricultural lands within the Subregion, it is the policy of Boulder County to contain the Niwot Community Service Area to those boundaries delineated on the Niwot Community Service Area Land Use Plan. Such boundaries are intended to be the limits of the Niwot community. The rationale underlying the Niwot Community Service Area boundaries is based upon limiting the amount of intensive development on designated prime agricultural croplands; defining the gravity flow limitations of the sanitation treatment plant by topographic contours; creating aesthetic setback distances to physically shape the Niwot community; providing safe and effective distances to separate future residences from major arterials; and, moving toward the realization of the citizens’ geographic “sense of community identity”.

Furthermore, existing agricultural land uses surrounding the Niwot Community Service Area will be acknowledged as those land uses which should

Open space in & around developments shall be maximized.

be continued into the future.

Community Service Area.

NIW 2.04.01 Any proposed expansion of the Niwot Community Service Area must conform with the goals and policies of the *Boulder County Comprehensive Plan* and with the Niwot Community Service Area objectives and policies, including, particularly, the need to maintain a “semi-rural” character and to preserve a geographic sense of community.

NIW 2.07 Open Space will be principally utilized for agricultural, passive, and trail corridor uses that require a minimum level of maintenance or development consistent with whatever interest the county may have acquired in such land.

NIW 2.08 The county shall encourage the development of a network of pedestrian and bicycle pathways that are protected from vehicular encroachment and that serve the resident’s needs to safely and efficiently move between activity areas and living areas within the Niwot Community Area.

NIW 2.05 The Niwot Community Service Area presently consists of land areas zoned primarily for rural residential and agricultural use with a few small areas zoned for business, commercial, and economic development. Future land uses proposed within the rural residential zone shall be of a residential and agricultural nature and conform to the bulk regulations associated with such zone as described in the *Boulder County Land Use Code*.

NIW 2.09 The county does not intend to provide nor maintain intensive, developed recreational facilities but may make available to appropriate organizations in Niwot land for the development of such facilities. Lands appropriate for the location of such recreational facilities shall be those areas designated as a Park on the *Niwot Area Parks and Trails Plan*. Development of such facilities shall be based upon a plan approved by the county Commissioners after review by individuals and organizations of the Niwot Community, the Parks and Open Space Advisory Committee, and review and recommendation from the Planning Commission. Appropriate organizations shall be capable of carrying out development, responsible for maintenance and willing to accept liability.

The county shall encourage a network of pedestrian & bicycle pathways within the Niwot community.

Furthermore, developments proposed at the boundaries of the Niwot Community Service Area shall ensure compatibility with surrounding agricultural lands and contribute toward the containment and definition of the Niwot Community Service Area.

NIW 2.06 The open space corridor designated on the Open Space Plan Map is designed to buffer and thus define the Niwot

Special taxing districts may be utilized within Niwot to provide a greater level of service than normally provided by the county.

- NIW 2.10 Trail locations in the Niwot Community Service Area should follow principal ditches, roadways, and other appropriate courses, tying together business, school, and recreational activity centers and shall be located so as to minimize their impact on the environment and surrounding private properties.
- NIW 2.11 Future developments that are proposed within the Niwot Community Service Area are encouraged to select the option of clustering residential dwelling units on a portion of the land parcel of record to minimize the infrastructure cost (sewer, water, line extensions, and road improvements) eventually borne by the consumer, ensure compatibility with the “semi-rural” character, and to maximize open space areas as well as other attributes associated with the unit development concept. Future developments that select the clustering option shall in effect, transfer the total allotted density of their parcel(s) to within the confines of individual building envelopes while conforming to the density prescribed in Policy NIW 2.03.
- NIW 2.12 It shall be county policy to enter into a contract with the City of Boulder as enabled by 29-20-105 CRS, as amended, for the purpose of limiting the City’s northern corporate limits to those boundaries as described on the revised *Boulder Valley Comprehensive Plan*. (General description; the northern boundaries of the City’s green belt west of Colorado 119, Monarch Road west of Colorado 119, and Mineral Road, North 71st Street and Lookout Road, located east of Colorado 119).
- Furthermore, any intention by the City of Boulder to consider lands outside of the officially adopted Boulder Valley Planning Area and into the land east of the designated Lefthand/Niwot/Boulder Creek Subregion for the purpose of providing services, annexation or any other land use proposal different than those uses designated on the Subregional land use plan, shall be considered as sufficient reason to conduct a public hearing for the purpose of considering an amendment to the *Boulder Valley Comprehensive Plan*.
- NIW 2.13 In consideration of future developments proposed within the Niwot Community Service Area, the Boulder County Land Use Staff shall make recommendations of approval, approval with conditions, or denial of such developments based on their conformance with these policies, the Niwot Community Service Area objectives, and the various standards and criteria of the *Boulder County Land Use Code*.
- NIW 2.14 It shall be county policy to provide a level of services to the semi-rural Niwot Community Service Area which is no higher than the level provided to other rural subdivisions in the county, except as may be provided by special taxing districts.

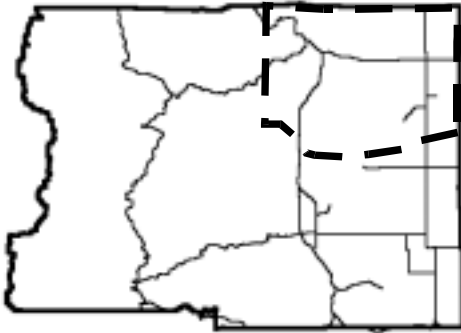


Boulder County Comprehensive Plan

**LONGMONT,
LYONS,
ST. VRAIN
SUBREGION**

Goals, Policies, & Maps Element

Subregion Vicinity



Subregional boundaries were established in 1978. The graphic above shows the general location of the subregion. Larger scale maps are available in the First Edition of the *Boulder County Comprehensive Plan*, archived at the Land Use Department offices.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 4/27/88	N/A	Amended 9/26/84

The St. Vrain Valley is the most highly irrigated portion of Boulder County and consequently contains the most productive agricultural lands. It is within the purpose of the following policies to acknowledge the land use character of this subregion as being agricultural in nature.

The two municipalities of Lyons and Longmont are the only political subdivisions within the Subregion that have general police powers as well as the ability to coordinate the provision of necessary services demanded by the urban populus. Thus, the service areas of these two communities are designated as the only geographic areas of the subregion where future urban growth will be accommodated.

Longmont has experienced substantial growth in population and employers since 1978, and has intergovernmental agreements with Boulder County for both comprehensive planning and TDRs. Lyons' growth has been fairly evenly paced over the past 20 years.

The environs of St. Vrain Creek contain significant resources for the continued livelihood of the Valley, county and region. Existing within the creek's surroundings are wildlife habitats, significant agricultural lands, recreational opportunities and commercial mineral deposits. Perhaps most important, the creek is the source of water which is extensively used for agricultural, manufacturing and domestic purposes. With these varying interests continually competing for resource utilization and preservation, it becomes evident that comprehensive land use management policies be developed. Such policies as mineral resource utilization, wildlife habitat preservation, and agricultural land use have been formulated to guide future decisions affecting the St. Vrain Creek environs as well as other riparian areas of the county. However, in light of the above "base" policies, the subsequent Subregion policy statements

The St. Vrain Valley is an area characterized by agricultural uses with intermittent aggregate extraction.



dealing with the St. Vrain Creek have as their underlying intent the preservation of water resources for the continuance of the agricultural livelihood of the Valley.

Policies

LO 1.01 New concentrations of urban development shall occur only within the designated Community Service Areas of the subregion, specifically the Municipal Service Area of Longmont and that portion of the Town of Lyons' Potential Service Area that is within the Community Service Area.

LO 1.02 It is the policy of Boulder County to designate the character and form of land uses within the Subregion (outside of the adopted Community Service Areas) as being agricultural in nature and to project continual agricultural usage throughout the planning period. Future land use decisions that occur outside of designated Community Service Areas shall be consistent and harmonious with the agricultural character of the land and with the provisions of the Agricultural Policies of the Plan, including those specifying non-urban residential density.

LO 1.03 Many land use and zoning decisions have been made in the past 12 years without the use of a comprehensive plan to guide in the formulation of such decisions. With the development of the goals and policies of the *Boulder County Comprehensive Plan* it is clear that many past decisions now conflict with the underlying plan objective of channelling urban growth into Community Service Areas while preserving the surrounding

agricultural land. To rectify these obvious conflicts between existing zoning and future land use, it is the policy in this subregion to modify the existing zoning pattern to reflect the present and future use of the county's agricultural lands.

LO 1.04 The community of Hygiene has been traditionally characterized as an unincorporated settlement composed of residents engaged in agricultural activities and business establishments providing the necessary services to the local residents. Although Hygiene has witnessed several minor land use changes in recent years, the area can still be acknowledged as a low density, rurally-oriented unincorporated community and not a Community Service Area. Based upon resident desires, existing land use patterns and attendant non-urban utility levels, it is the policy of Boulder County to designate the character of Hygiene as an unincorporated rurally-oriented community. Land use decisions that occur within Hygiene or the immediate area shall be harmonious with and compliment the community's character. In addition, as a means of preserving community identity, Boulder County shall attempt to ensure that Hygiene will remain physically separated from the City of Longmont.

LO 1.05 Given that the Subregion is directly dependent upon the utilization of the St. Vrain Creek for agrarian purposes, it is the policy of the county to preserve the continued agricultural use of the St. Vrain Creek and its tributaries consistent with Goal E.1.

Hygiene is an unincorporated Boulder County community.

- LO 1.06** When considering new development requests (subdivisions, rezonings, special use reviews and the like) on lands in this Subregion affected by the Table Mountain National Radio Quiet Zone Area, the county shall seek recommendations from the Department of Commerce relative to preservation of the area in a state as free from electromagnetic pollution as possible, pursuant to C.R.S. 30-11-601 et seq.
- LO 1.07** To accomplish a cooperative and coordinated land use planning effort among the subregion’s municipalities, it is herein the policy of Boulder County to enter into intergovernmental contracts with the aforementioned municipalities for the purpose of implementing the land use proposals and policies of the jointly adopted municipal comprehensive plans.

The subregion’s policies support the concept of establishing intergovernmental agreements with the City of Longmont.



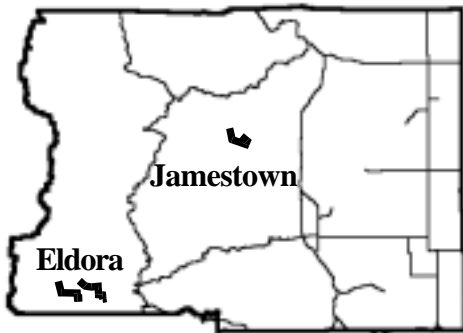
Jamestown Comprehensive Plan

Boulder County Comprehensive Plan

MOUNTAIN SUBREGION

Goals, Policies, & Maps Element

Subregion Vicinity



Subregional boundaries were established in 1978. The graphic above shows the general location of the subregion. Larger scale maps are available in the First Edition of the *Boulder County Comprehensive Plan*, archived at the Land Use Department offices.

The Eldora Preservation Plan Area was established in 1995.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 7/16/95	N/A	N/A

The *Jamestown Comprehensive Plan* was adopted by the Boulder County Planning Commission on August 26, 1981 with the following provisions:

1. The “Policies” section and “Proposed Land Use Map” are hereby adopted as part of the *Boulder County Comprehensive Plan* and recommended for adoption by the Board of County Commissioners of Boulder County.
2. Other portions of the text, maps and appendices of the *Jamestown Comprehensive Plan* are hereby recognized as background information, supportive documentation and program direction for implementation of the Plan.
3. The existing Town limits of Jamestown are hereby adopted as the Town’s Service Area and recommended for adoption by the Board of County Commissioners of Boulder County. No annexations to the Town shall be approved without consideration of an amendment to the Plan.
4. These “Special Interest Areas” (Gillespie Gulch, Owens Flats, Porphyry Mountain) identified in the *Jamestown Comprehensive Plan* are hereby designated “Natural Landmarks” in the Environmental Resources Element of the Boulder County Comprehensive Plan and are recommended for designation by the Board of County Commissioners of Boulder County. This designation and recommendation for designation is adopted with the understanding that federal cooperation is necessary and that county action may be advisory only in some cases.

Jamestown, Nederland, & Ward of incorporated communities in the mountains of Boulder County. All other townsites are under the jurisdiction of the county.



5. By this adoption of the *Jamestown Comprehensive Plan* it is mutually agreed by the Town of Jamestown and Boulder County that the town and county will pursue development of an intergovernmental agreement pursuant to CRS, 29-1-203, as amended, to further the implementation of this Plan and other coordinated planning efforts.

On October 26, 1981, the Board of County Commissioners approved the Plan and signed an intergovernmental agreement with the Town of Jamestown.

Resolutions of the Boulder County Planning Commission and Board of County Commissioners, including policies and maps of the *Jamestown Comprehensive Plan*, may be consulted in the Boulder County Land Use Department.

The Eldora Preservation Plan Referral Areas map is broken into two areas. The area surrounding the townsite is associated with MS 1.01 and the outlying area is associated with MS 1.02.

Eldora Preservation Plan

The Eldora community formally disincorporated as a municipality in 1973. Steadily increasing growth pressures, including increased visitations to surrounding National Forest lands motivated Eldora citizens to develop a preservation plan for their community. The Boulder County Planning Commission adopted the following policies on July 19, 1995.

MS 1.01 The county shall utilize the Eldora Civic Association as a referral entity for land use applications within the Eldora Preservation Plan study area that require or may require a public hearing pursuant to the provisions of the *Boulder County Land Use Code*. The Civic Association shall be responsible for insuring that such referrals are directed to any other committees or organizations charged with administration and management of the Eldora Environmental Preservation Plan.

MS 1.02 Certain types of land use proposals regulated by the *Boulder County Land Use Code* such as “Areas and Activities of State Interest”, rezonings, special uses, and planned unit developments may have impacts reaching well beyond the proposal site. The county may refer such proposals to the Eldora Civic Association when they are located within an extended referral area bounded by the Continental Divide on the west, the Boulder/Gilpin county line to the south, the westerly corporate limits of the Town of Nederland on the east, and the Caribou Townsite/County Road 128 to the north.

MS 1.03 The county recognizes the unique rural and historic character of the Eldora community. In addition, policy MPA 1.08 of the *Boulder County Comprehensive Plan*, Mountain Planning Area, authorizes the county to assist communities desiring to preserve their historic character. Therefore, future development proposals which have potential visual, noise, or transportation impacts on the community from either within or outside the townsite shall be reviewed and acted upon by the county with significant weight being given to the compatibility of those proposals with the maintenance of that rural and historic character.

MS 1.04 Where consistent with the *Land Use Code* and other goals and policies of the *Comprehensive Plan*, the county may work with the Eldora community and other land owners/managers in the area to further cooperative

planning and land use management initiatives and actions.

MS 1.05 As provided by the Eldora Civic Association from time to time, the county Land Use Department shall maintain a current edition of the Eldora Environmental Preservation Plan and attendant maps, tables, and figures for reference by county staff, other interested parties, and the public when reviewing land use proposals and plans in the Preservation Plan and extended referral areas.

Notes

1 Not to be confused with 24-65.1, CRS, (H.B. 1041, “Areas and Activities of State Interest”) and the Colorado State Land Use Commission.

2 “geohazards” includes soils, landslides, slope, rockfalls, flashflood corridors, floodplains, subsidence, avalanches, and alluvial fans.

A portion of the Eldora Townsite is included in the National Register of Historic Places.



Boulder County Comprehensive Plan
**ELDORADO SPRINGS
TOWNSITE PLAN**

Introduction, Purpose, Principal Issues,
Objective and Goals

R*espect the eclectic, historic, and
unique nature of Eldorado Springs
while allowing incremental changes
that maintain the important
characteristics of the townsite.*

Introduction

The Eldorado Springs townsite is located on Colorado State Highway 170, also known as Eldorado Springs Drive. This study area mostly consists of former townsite lots as well as parcels formally included in the Local Improvement District (or “LID”). The combination of LID parcels and townsite lots creates an area generally considered to encapsulate the community of Eldorado Springs (see Exhibit 1, below).

Eldorado Springs was originally platted as a townsite in 1904 (see Exhibit 2, below). This platted area actually contains several plats: Moffat Lakes, First Addition to Moffat Lakes, Second Addition to Moffat Lakes, and Barbers Addition to Moffat Lakes. Based on Article 9-102(D)(2) of the Boulder County Land Use Code, the former townsite is not recognized as a subdivision but is officially considered “unsubdivided land in unincorporated Boulder County.”

Eldorado Springs Local Improvement District (LID)

The LID was established in 2003 for the purpose of creating a funding mechanism for the wastewater processing system that will replace the existing individual septic systems that serve properties in Eldorado Springs. The LID will also allow for additional wastewater service capacity in the Eldorado Springs townsite.



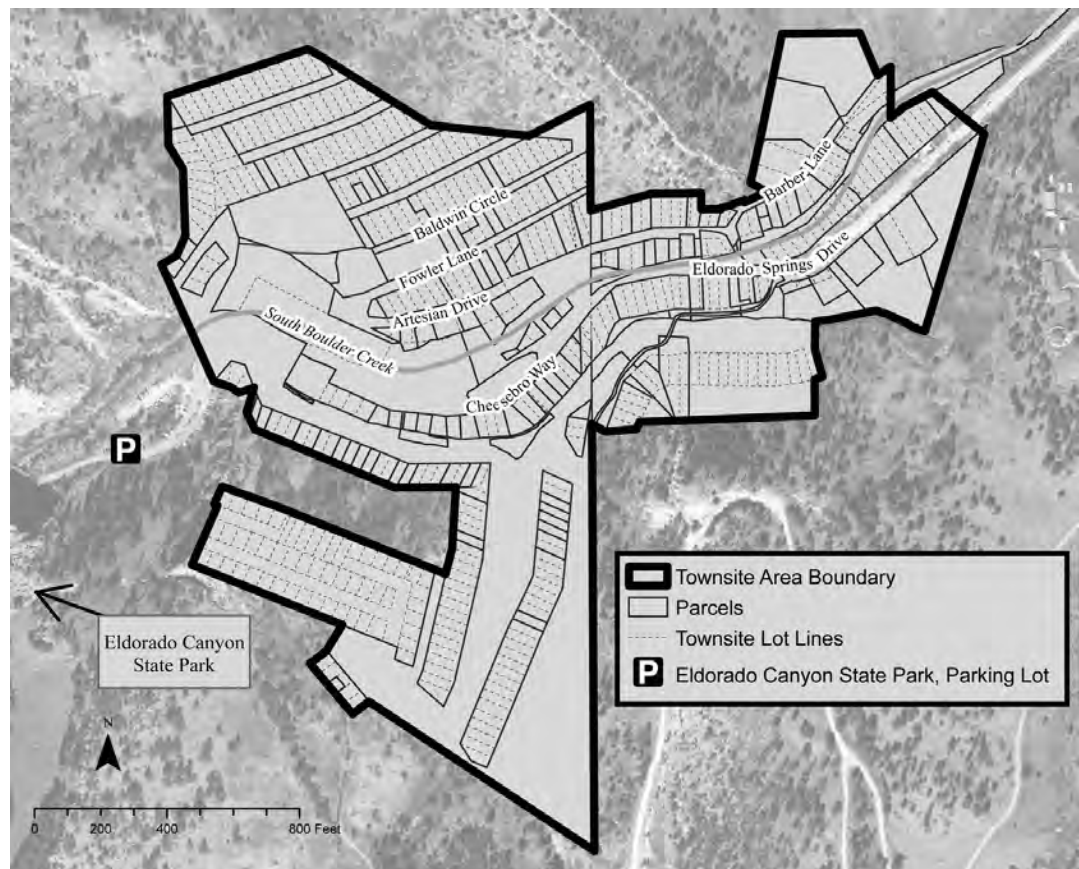


Exhibit 1: The Eldorado Sprints Townsite Planning Area.

The Eldorado Springs Townsite Plan

Purpose

The purpose of the Eldorado Springs Townsite Plan is to support the existing eclectic and, in some cases, historic character of development in the townsite while providing the appropriate channels for future change.

History and Existing Conditions

Originally, the settlement flourished as the popular Eldorado Springs Resort, which opened in 1905 as a recreation destination for swimming, fishing, and other social activities. The resort included overnight accommodations in the main hotel as well as alternatives such as private

cottages- some of which still exist today and are used as vacation homes or year-round residences. In the past, most of the residences were occupied by renters; however, in recent years, this has shifted to owner-occupied primary residences. Many of the structures, yards, and roadways are smaller than that which is typical in unincorporated Boulder County.

Unlike most townsites in Boulder County, Eldorado Springs has evolved into a townsite with predominantly year-round (i.e., full-time) residents. This densely populated area, filled with homes ascending the canyon walls, gradually narrows heading west and forms the gateway to the popular Eldorado Canyon State Park.

Factors such as the process of development and redevelopment over the years, the individuality of ownership,

economics, available materials, and lot size have resulted in a varied architectural style where each house is different.

The neighborhood character that is predominant in Eldorado Springs is an eclectic mix of architectural styles, sizes, and lot coverages. The canyon landscape is steep on both sides and South Boulder Creek runs through the center of the community. Eldorado Springs is surrounded by city- and state-owned lands. Most homes exist on small parcels lining the terraced street levels, although some larger parcels exist on the outskirts of the community. Some homes are sited directly adjacent to the creek. A few homes are located across elevated irrigation ditches and are accessed via footbridges and footpaths (these parcels also lack vehicular access or onsite parking). The townsite portion of Eldorado Springs Drive is a quarter-mile section of road between the end of State Highway 170 and Eldorado Canyon State Park and is lined on both sides with some homes and businesses. In addition to the single-family homes found

throughout the townsite there are also some manufactured homes, multi-family homes, and commercial structures / uses. In the past, commercial businesses existed in various locations throughout the townsite.

Many parcels consist of multiple townsite lots combined into one larger piece of land; however, some properties consist of as little as one single townsite lot. These can be small, such as 30 feet by 101 feet (3,030 square feet in area) or smaller. Due to imperfect surveying techniques available in the past, the inherent difficulties involved in accurately assessing boundary lines for varied topography, and contemporary surveying interpretations of original platting, it is common for residences to extend beyond their property lines into either an adjacent parcel or the roadway. Most homes do not meet the current required setbacks. Many of the existing structures were built before 1954 when Zoning Regulations for Boulder County included specific requirements for Eldorado Springs, which was, at the time, in the “Transitional” zone.

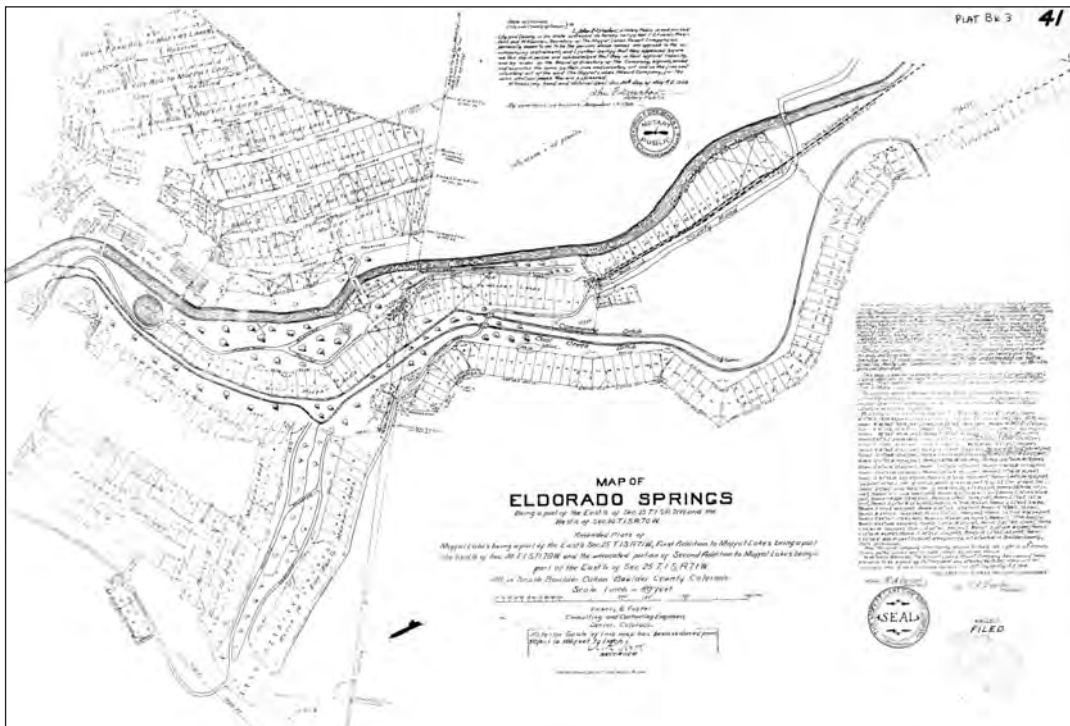


Exhibit 2: 1908 Plat of the Eldorado Sprints Townsite.

Principal Issues

The following issues were identified regarding land use and the existing zoning regulations in Eldorado Springs:

- **Inadequate zoning regulations**

The regulations for the various existing zoning districts in the townsite are varied and do not always match the existing development pattern. Setbacks are an example of the incompatibility of current zoning requirements with the existing development. New regulations should recognize the existing conditions and attempt to revise the Land Use review process requirements for minor changes that would be considered typical in the townsite.

- **Compatibility and visual character**

The possibility for development or re-development within the townsite represents the potential for changes to the community character. These changes could include parcel size, house size, or total replacement of existing structures. Eldorado Springs developed over many years in an eclectic architectural style, so any future development should recognize this and support the legacy of that character.

- **Commercial development**

Commercial uses have traditionally existed throughout the townsite. The scale and intensity of new businesses should be consistent with the character of the community and compatible with surrounding land uses. The Eldorado Springs resort complex, pool and resort landscape features are valued by the community.

- **Eldorado Canyon State Park**

Eldorado Springs is the gateway community for Eldorado Canyon State Park, which hosts over 200,000 visitors per year. This 1,392-acre preserve offers outdoor recreational opportunities as well as educational/interpretive programs. A portion of the State Park- the lower canyon- was once part of the Eldorado Springs resort and used for recreational activities. Future planning for the townsite should consider the special circumstances (i.e., the potential for impacts) of being a gateway community.

- **South Boulder Creek**

South Boulder Creek is valued as a central feature and natural asset of the community. Future planning for the townsite should protect and enhance in-stream flows, preserve aquatic and riparian habitat, provide for erosion control, and address encroachment issues.

- **Ownership and Maintenance of Roads**

The rights-of-way in Eldorado Springs are privately-owned and not maintained by Boulder County. Concerns exist regarding the lack of both on-street parking and parking on privately-owned parcels, the ongoing maintenance of roads, drainage, and the existence of structural trespass into these rights-of-way.

- **Diverse Housing Types and Social Sustainability**

The diversity of housing types is a valued aspect of the community in Eldorado Springs. Future planning for the townsite should allow residents to maintain, replace or create dwellings that support socioeconomically-diverse populations.

Objective and Goals for Eldorado Springs

Objective

The following goals attempt to define what should happen in the future to protect the character of the Eldorado Springs Townsite.

Goals

1. Respect the eclectic, historic, and unique nature of Eldorado Springs while allowing incremental changes that maintain the important characteristics of the townsite.
2. Encourage and actively solicit meaningful and significant public participation by residents in the development of any future plans and regulations affecting Eldorado Springs.
3. Collaborate with Colorado State Parks and City & County agencies to find ways to address the impacts of park and open space visitors on the Eldorado Springs community.
4. Explore options for safe and adequate roads and rights-of-way for vehicular and pedestrian traffic, while maintaining the character of the community.
5. Create and maintain regulations that reflect and respect the development, density, and scale of the current community, while allowing some flexibility for future change.
6. Balance the scope of land use review processes with the potential impacts of a given proposal.
7. Emphasize the role of public comment in Land Use review dockets and retain the length of referral response periods.
8. Establish context-specific structure size, height, and parcel combination limitations.
9. Respect the existing development pattern when establishing required setbacks.
10. Encourage the rehabilitation, reconfiguration, and addition to existing residences rather than total replacement with new structures, where practicable.
11. Allow an appropriate mix of uses to serve or accommodate local residents, and investigate economic development opportunities (for example, commercial opportunities related to Eldorado Canyon State Park visitation).
12. Encourage a broad socioeconomic population by allowing for a variety of housing options throughout the townsite.
13. Protect and restore the ecological health of South Boulder Creek.



Boulder County Comprehensive Plan

GOLD HILL TOWNSITE PLAN

Introduction & Vision Statement

T*o bring together the collective wisdom, knowledge, and experience of the community to plan for and promote sustainability and stewardship — of both the natural and built environment — in order to preserve the historic integrity and rural character of both the townsite and surrounding area for future generations.*

Community of Gold Hill

The community of Gold Hill initiated a Community Planning Initiative (CPI) in 2008. This process was begun in response to Boulder County's offer to allow historic communities in unincorporated Boulder County to propose community-specific planning guidelines and changes to the Land Use code to serve their individual needs and goals. Gold Hill developed the following mission statement for its CPI process:

To bring together the collective wisdom, knowledge, and experience of the community to plan for and promote sustainability and stewardship--of both the natural and built environment--in order to preserve the historic integrity and rural character of both the townsite and surrounding area for future generations.

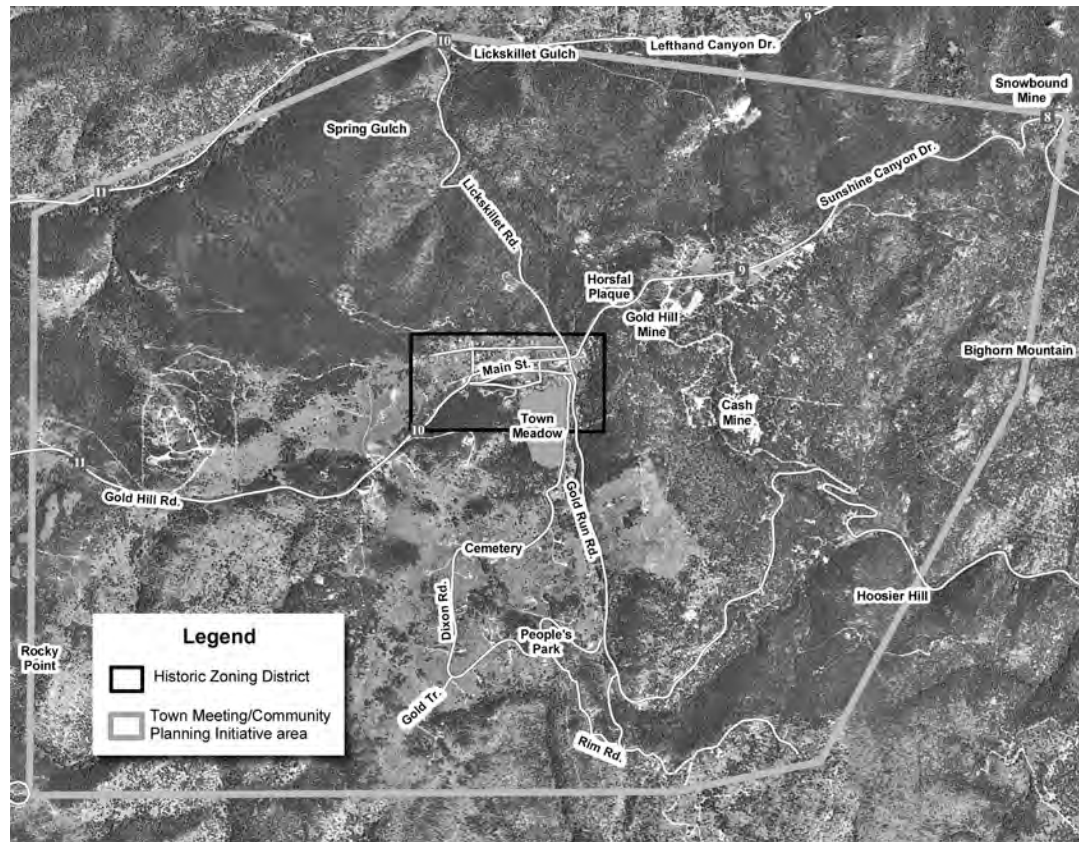
In 2009, the community decided to develop a vision statement as its first step in providing guidance for Boulder County planning as well as for planning and communication within the community. The vision statement represents what the community desires to look like in the year 2030. It was developed through a public process and reflects input from a broad spectrum of the community.

Gold Hill Community Vision Statement

In the year 2030, the community of Gold Hill envisions it has preserved and enhanced its uniqueness within Boulder County, as defined by the following:

- The undeveloped nature of the public and private lands in and around the community.





The Gold Hill Townsite Planning Area Map.

- The unrestricted views of the landscape in and around the community.
- The access to the landscape through historically-established trails.
- The historic character of the townsite as well as the historic characteristics of the surrounding area, including landmarks, other structures, and historic land uses such as the Gold Hill Cemetery.
- The long-running institutions of the community, including the Gold Hill School, the Museum, the Gold Hill Town Meeting, Historic Zoning Committee (which applies to the historic zoning district only), the Fire Department, and the private businesses (such as the General Store, the Red Store, the Colorado Mountain Ranch, and the Gold Hill Inn/Blue Bird Lodge).
- The community's sense of place as independent and separate from the city of Boulder, characterized by its dirt roads, lack of traffic and noise pollution, dark skies at night, and all of the above bullet points.

In addition, by the year 2030, the community of Gold Hill envisions that it has more effectively addressed the following challenging issues:

- Wildfire risk and forest health
- Fire department water supply/fire-fighting capability
- Drinking water supply and quality
- Sewage/septic treatment capability
- Waste management/recycling
- Community planning, including, but not limited to: green/sustainable building, historic preservation, and private property rights.

Mutual obligations between the County and the Gold Hill Community

In order to preserve our long-standing partnership with the County, we expect that that the County shall inform and consult with the Gold Hill Town Meeting, Inc. regarding any proposals that pertain to the Community of Gold Hill.



Boulder County Comprehensive Plan

**INTERGOVERNMENTAL
AGREEMENTS**

Goals, Policies, & Maps Element

Intergovernmental Agreements are legally binding agreements between local governments that help to plan and shape future growth. The following list includes those agreements that specifically guide land use. Please note that Boulder County has entered into other IGAs for purposes such as solid waste management, historic preservation, and building inspection services. For more information about the agreements listed on this page, please contact the Land Use Department at 303-441-3930.

Name of Agreement	Parties	Effective Date	Term	Amendments	Amendment Date
IGA for the Purpose of Planning and Regulating the Development of Land In the Jamestown Vicinity	Town of Jamestown and Boulder County	10/26/81	NA	N/A	N/A
Boulder Valley Comprehensive Plan	City of Boulder and Boulder County	12/20/90	N/A	N/A	N/A
East Central Boulder County Comprehensive Development Plan	Town of Erie, City of Lafayette, and Boulder County	12/21/94	20 yrs	See Below	See Below
				Kenosha Farms Property Amendment	12/19/96
				Futhey/CMN Enterprises, Inc. Property	12/30/97
				Leyner Property	1/17/98
Boulder Valley TDR Comprehensive Development Plan	City of Boulder and Boulder County	5/8/95	10 yrs (may be terminated between 4/1/00 and 6/1/00)	See Below	See Below
				First Amendment to the Boulder Valley TDR IGA	12/18/97
City of Lafayette, Boulder County TDR Comprehensive Development Plan	City of Lafayette and Boulder County	12/5/95	10 yrs	N/A	N/A
IGA Between the City of Longmont and Boulder County Concerning TDRs	City of Longmont and Boulder County	2/5/96	10 yrs	N/A	N/A
Lafayette/Louisville Buffer Comprehensive Development Plan	City of Lafayette, City of Louisville, and Boulder County	7/9/96	20 yrs	N/A	N/A
Southeast Boulder County Comprehensive Development Plan	City of Broomfield, City of Lafayette, and Boulder County	1/16/97	20 yrs	N/A	N/A
Superior Area Comprehensive Development Plan and Road Maintenance Agreement	Town of Superior and Boulder County	5/8/97	20 yrs	See Below	See Below
Longmont Planning Area Comprehensive Development Plan	City of Longmont and Boulder County	6/19/97	10 yrs	See Below	See Below
				First Amendment to the Longmont Planning Area Comprehensive Development Plan (Keyes)	8/27/98
Northwest Parkway IGA	City of Broomfield, City of Louisville, City of Lafayette, City of Louisville, and Boulder County	2/18/99	30 yrs	N/A	N/A





Boulder County Comprehensive Plan

INFORMATION SOURCES

Goals, Policies, & Maps Element

The following is a list of selected resources that can provide more information about land use and planning topics.

County Offices

● **Land Use Department**

Phone: (303) 441-3930

Web: <http://co.boulder.co.us/lu/>

Questions about building, zoning, and planning for areas OUTSIDE OF MUNICIPALITIES.

● **Parks & Open Space Dept.**

Phone: (303) 441-3950

Questions about environmental resource mapping, open space acquisition and management.

● **Transportation Department**

Phone: (303) 441-3900

Questions about floodplain mapping, access permits, and road maintenance.

● **Health Department**

Phone: (303) 441-1100

Questions about septic systems, potable water supply, food service, air pollution. Also address other health issues.

● **Assessor's Office**

Phone: (303) 441-3530

Questions about tax assessment and

ownership.

● **Clerk and Recorder's Office**

Phone: (303) 441-3515

Questions about deeds and other recorded documents.

Cities

For information about properties within one of the following cities, please contact them directly.

- City of Boulder (303) 441-3270
- Broomfield (303) 438-6284
- Erie (303) 926-2770
- Jamestown (303) 449-1806
- Lafayette (303) 665-5588
- Longmont (303) 651-8330
- Louisville (303) 666-6565
- Lyons (303) 823-6622
- Nederland (303) 258-3266
- Superior (303) 499-3675
- Ward (303) 459-3423

Other Resources

● **State Engineer**

Phone: (303) 866-3587

Help With:

Issuance of well permits.

● **State Forest Service (Private Lands)**

Phone: (303) 442-0428

Help With:

Forest management questions

● **US Forest Service (Public Lands)**

Phone: (303) 444-6600

Help With:

Questions about management and use opportunities in the National Forest.

● **Agricultural Extension Office**

Phone: (303) 444-1121

Help With:

Questions about agricultural land management.





Boulder County Comprehensive Plan

AMENDMENT HISTORY

Goals, Policies, & Maps Element

BCCP-98-01: Trails Element

- Approved January 20, 1999
- Creation of a Trails Element and amendment of the Trails Map. No goal or policy amendments.

BCCP-97-01: Transportation Element

- Approved February 19, 1997
- Amendment changing the status of Niwot Road from Minor Arterial to Collector.

BCCP-96-03: Agricultural Element

- Approved July 16, 1997
- Amendment to the Significant Agricultural Lands map and created the Agricultural Element. Agricultural policies were removed from the Environmental Resources Element.

BCCP-96-02: Open Space Element

- Approved July 17, 1996
- Amendment to the Open Space Element text and the Open Space Plan Map.

BCCP-96-01: U.S. Forest Service Plan Revisions

- Approved May 15, 1996
- This amendment does not impact any BCCP text or maps. The request was for Boulder County endorsement of various Forest Plan alternatives.

BCCP-95-07: Transportation Element

- Approved October 18, 1995
- Text amendment of the Transportation Element. Removal of the Road Plan Map (map 8), Transit Plan Map (map 9), and Bikeway Plan Map (map 10).

BCCP-95-06: Natural Hazards Element

- Approved October 18, 1995
- Creation of a new element. No map amendments.

BCCP-95-05: Meadow Green Farms TDR

- Approved July 19, 1995
- Map amendment of the Significant Agricultural Resources Map redesignating the Meadow Green Farms area from National to State Importance.

BCCP-95-04: Niwot Subregion Element

- Approved January 11, 1996
- Amendment to the Niwot Community Service Area Land Use Map expanding the Commercial land use designation to include the Niwot Post Office.

BCCP-95-03: Mountain Subregion Element

- Approved July 19, 1995
- Text and map amendments adopting portions of the Eldora Environmental Preservation Plan. Five policies and a map of referral areas were added to the BCCP.

BCCP-95-02: Environmental Resources Element

- Approved March 22, 1995
- Text and map amendments dealing with Environmental Conservation Areas, Rare Plant Sites, and Significant Natural Communities (formally Critical Plant Associations).

BCCP-95-01: Plains Planning Area

- Approved August 15, 1995
- Text amendment to the Plains Planning Area Element policies pertaining to TDR density.



BCCP-94-03: Plains Planning Area

- Approved August 17, 1994
- Creation of a new element. No map associated.

BCCP-94-02: Environmental Resources Element

- Approved July 20, 1994
- Text and map amendments altering the Wetlands and Natural Landmarks/Natural Areas policies and map boundaries for Natural Areas and Natural Landmarks.

BCCP-94-01: Cultural Resources Element

- Approved July 27, 1994
- Creation of a new Cultural Resources Element. No map amendments were included.

BCCP-93-01: Trails Map Amendment

- Approved October 20, 1993
- Map amendment to the Trails Map

BCCP-90-05: Niwot Community Service Area Map Amendment

- Approved November 14, 1990 by Long Range Planning Commission; January 10, 1991 by the Board of County Commissioners.
- Expansion of the Niwot CSA in the south half of Section 21-T2N-R69W (Somerset).

BCCP-90-04: Lafayette Comp Plan Revisions

- Approved June 27, 1990
- Adoption of the City of Lafayette's 1990 Revised Comprehensive Plan.



Boulder County Comprehensive Plan

INDEX

Goals, Policies, and Maps Element

A

access PPA Page 3, PPA Pages 5-6, OS Pages 2-3, OS7, TR Pages 2-4, NH Page 5
 accessibility OS Page 7, TR Page 4
 Aggregate Resource Area GE Page 2, GE Page 4
 agricultural leases OS Page 6
 agriculture Goals Page 1, PPA Page 2, CR Page 4, AG Pages 1-6
 air quality Goals Page 4, ER Page 7, TR Page 4
 airport OS Page 8, TR Page 4, AIR Page 1
 alternative transportation Goals Page 4 (see also “transit”)
 annexation PPA Page 2, OS Page 4, CR Page 3, NIW Page 6, MS Page 1
 archaeological ER Page 1, ER Page 4, OS Page 2, OS Page 5, CR Pages 1-5
 architecture CR Page 4

B

bicycling OS Page 7
 Board of County Commissioners GE Pages 3-4, ER Page 4, ER Page 8, OS Page 1, OS Page 4,
 OS Pages 8-10, CR Page 1, SW Page 3, SW Page 6, MS Pages 1-2
 Boulder, City of PPA Page 3, CR Pages 3-4, AG Page 2, EC Page 1, NIW Page 6
 Boulder County Wildfire Mitigation NH Page 6
 Boulder Valley Natural Ecosystems Map OS Page 5
 Broomfield PPA Page 1, SE Pages 1-2

C

capital improvements OS Page 9
 Certified Local Government CR Page 1, CR Page 3
 classification, roadway TR Page 2
 clustering, of development Goals Page 1, NIW Page 6 (see also “Non-Urban Planned Unit
 Development”)
 coal GE Pages 3-4
 Colorado Division of Wildlife ER Page 8
 Colorado Historical Society CR Page 4
 Colorado Mined Land Reclamation Board GE Page 4
 commercial use Goals Page 3, TR Page 4, AG Page 3, EC Page 1, SE Page 2, NIW Page 1,
 LO Page 1
 commercial mineral deposits GE Page 1-3
 Community Service Area PPA Pages 1-2, PPA Page 6, AG Page 4, NIW Page 1-6,
 LO Page 2
 conservation easement PPA Pages 4-5, OS Page 3, AG Page 2
 Consortium of Cities OS Page 9
 critical elk range ER Pages 8-9
 critical wildlife Goals Page 2, PPA Page 6, ER Page 3, ER Pages 6-9, ER Pages 11-12,
 OS Page 5

Page Numbering Guide

PPA
 Plains Planning Area

GE
 Geology

ER
 Environmental Resources

OS
 Open Space

TR
 Transportation

CR
 Cultural Resources

NH
 Natural Hazards

AG
 Agricultural

HO
 Housing

SW
 Solid Waste

AIR
 Land Use Surrounding Airports

FP
 Fire Protection

TE
 Telecommunications

EC
 Economics

CW
 Additional County-Wide

SO
 Southeast Subregion



Page Numbering Guide
PPA Plains Planning Area
GE Geology
ER Environmental Resources
OS Open Space
TR Transportation
CR Cultural Resources
NH Natural Hazards
AG Agricultural
HO Housing
SW Solid Waste
AIR Land Use Surrounding Airports
FP Fire Protection
TE Telecommunications
EC Economics
CW Additional County-Wide
SO Southeast Subregion

Critical Wildlife Habitat GE Page 3, ER Page 8
cultural resource Goals Page 4, CR Pages 2-5

D

dedication, land OS Page 3, OS Page 7-9
density, development PPA Pages 1-4, ER Page 12, CR Page 5, NH Page 1, AG Page 1, NIW Pages 2-4, NIW Page 6, LO Page 2
development rights PPA Pages 2-5, OS Page 3, OS Page 8, TR Page 1, NIW Page 1, AG Page 2, AG Page 4
discrimination HO Page 2
ditches OS Page 7
diverse population OS Page 6
donation, land OS Page 4, OS Page 9
drainage PPA Page 4

E

economic development EC Page 1-2, NIW Page 5
ecosystem Goals Page 2, PPA Page 4-5, ER Page 1, ER Page 8, ER Page 10, ER Pages 12-13, OS Page 2, OS Page 5-6, NH Pages 5-6, AG Page 5
education Goals Page 1, Goals Pages 3-4, PPA Page 3, ER Pages 4-5, OS Page 6, TR Page 4, CR Page 2, CR Page 4, NH Page 3, NH Page 6, AG Page 6, SW Pages 4-6, EC Page 2, NIW Pages 2-3
educational facilities PPA Page 3, TR Page 4, NIW Pages 2-3
Eldora, Townsite of MS Pages 1-3
eminent domain OS Page 5
employment Goals Pages 2-3, TR Page 1, TR Page 4, HO Page 2, EC Page 2
endemic species ER Page 5
energy conservation HO Page 2
Environmental Conservation Areas Goals Page 2, ER Page 1, ER Page 3, ER Page 6, ER Page 8, ER Pages 11-13, OS Page 5
environmental resources Goals Page 2, PPA Page 3, GE Page 3, ER Pages 1-13, OS Page 1, OS Page 8, NH Page 2, AG Page 3, AG Page 5, SW Page 3, MS Page 1
equestrian TR Page 2, TR Page 4 (see also “horses”)
Erie, Town of PPA Page 1, SE Page 2
erosion OS Page 9, TR Page 5, NH Page 3, NH Page 5
exotic species ER Page 10, ER Page 13

F

facilities AG Page 3
farming PPA Page 2, OS Page 3, AG Page 1-2
FEMA (Federal Emergency Management Agency) NH Page 5
fire PPA Page 3, NH Pages 5-6, AG Page 6, HO Page 2, FP Pages 1-2, NIW Pages 2-3
flood PPA Page 2, GE Page 2, NH Page 2, NH Page 4, NH Page 5, MS Page 3
flood insurance NH Page 2, NH Page 5
foothills ER Page 3, PPA Page 3, NIW Page 2
forestry Goals Page 1, PPA Page 3, AG Page 3, EC Page 2
fossil ER Page 5
funding OS Page 4, TR Page 2-3, AG Page 2, SW Page 5

G

geologic constraint NH Page 4
geologic hazard GE Pages 1-2, NH Page 4

good stewardship practices OS Page 6
groundwater (see also “potable”) GE Page 5
growth Goals Page 1, Goals Pages 3-4, PPA Pages 1-3

H

habitat Goals Pages 1-2, PPA Page 2, GE Page 3, ER Page 2, ER Pages 4-5,
ER Pages 7-9, ER Pages 11-13, OS Pages 3-4, OS Page 7, LO Page 1
hazardous development CW Page 3
hazardous waste SW Page 4, CW Page 3
Health Department ER Page 7, SW Page 3, SW Page 4
Historic Preservation CR Pages 1-5
Historic Preservation Advisory Board CR Pages 2-4
Home Occupation CW Page 2
homestead PPA Page 4, PPA Page 6
horses NIW Page 3 (see also “equestrian”)
Housing Authority HO Pages 1-2
Hygiene, Townsite of ER Pages 2-4, LO Page 2

I

incentives, financial Goals Page 4, ER Page 2, ER Page 5,
OS Page 9, CR Page 2, CR Page 4, NH Page 3, SW Page 5, EC Page 1
industrial Goals Page 3, TR Page 3, EC Page 1, SE Page 2, NIW Pages 1-2,
NIW Page 4
infrastructure PPA Page 1, TR Page 3, AG Page 3, AG Pages 5-6
intergovernmental PPA Page 5, ER Page 9, ER Page 11, OS Page 4, OS Page 8,
CR Page 3, AG Pages 2-3, SW Pages 4-5, CW Pages 1-2,
SE Pages 1-2, LO Page 1, LO Page 3, MS Page 2
irrigation AG Page 3, OS Page 7

J

Jamestown, Town of MS Pages 1-2

L

Lafayette, City of PPA Page 1, SE Page 2
Land Use Code PPA Page 4, ER Pages 7-8, ER Page 11, OS Page 3,
OS Page 7, CR Page 3, NH Page 2, AG Page 5,
FP Page 1-2, TE Page 1, CW Page 2, NIW Page 1, NIW Pages 5-6, MS Page 2
landfill SW Pages 2-3, SW Page 5-6
landmark GE Page 3, OS Page 2, OS Page 5, OS Page S7, CR Pages 2-4, MS Page 1
leases, land OS Page 4 (see also “agricultural leases”)
Longmont, City of PPA Page 1, CR Page 4, LO Pages 1-3
Louisville, City of SE Page 2
low income housing HO Page 1
Lyons, Town of PPA Page 1, LO Page 1-2

M

management plan Goals Page 4, ER Page 13, OS Page 7, SW Pages 1-3, SW Page 5
Mule Deer ER Page 9
multi-modal Goals Page 4 (see also “alternative transportation”)

Page Numbering Guide

PPA
Plains Planning Area

GE
Geology

ER
Environmental Resources

OS
Open Space

TR
Transportation

CR
Cultural Resources

NH
Natural Hazards

AG
Agricultural

HO
Housing

SW
Solid Waste

AIR
Land Use Surrounding Airports

FP
Fire Protection

TE
Telecommunications

EC
Economics

CW
Additional County-Wide

SO
Southeast Subregion

Page Numbering Guide	
PPA Plains Planning Area	
GE Geology	
ER Environmental Resources	
OS Open Space	
TR Transportation	
CR Cultural Resources	
NH Natural Hazards	
AG Agricultural	
HO Housing	
SW Solid Waste	
AIR Land Use Surrounding Airports	
FP Fire Protection	
TE Telecommunications	
EC Economics	
CW Additional County-Wide	
SO Southeast Subregion	

N

Native American CR Page 1, CR Page 5
 natural communities Goals Page 2, ER Pages 7-9, ER Page 10, OS Page 5
 natural features Goals Page 2, PPA Pages 4-5, ER Page 4
 natural hazard Goals Page 2, Goals Page 4, TR Page 2, NH Pages 1-4
 natural landmark ER Page 2, ER Page 4
 Nederland, Town of SW Page 4, MS Page 1-2
 Niwot, community of PPA Page 1-2, AG Page 4, NIW Pages 1-6
 noise Goals Page 2, ER Page 1, ER Page 7, TR Page 5, NH Page 3, SW Page 3, NIW Page 3, MS Page 2
 non-profit organization OS Page 6, CR Page 4
 Non-Urban Planned Unit Development PPA Pages 2-4, AG Page 1
 noxious weeds AG Page 6

O

oil and gas AG Page 5-6
 open mining GE Page 3, GE Page 5
 open space acquisition OS Page 4, OS Pages 8-9

P

parking OS Page 2, TR Page 4
 parks Goals Page 2-3, ER Page 4, ER Page 6-11, OS Page 1, SO Pages 3-4, OS Pages 6-10, CR Page 4, AG Page 6, NIW Page 5, HO Page 1, EC Page 1
 Parks and Open Space Advisory Committee OS Page 1, OS Pages 8-10, CR Page 4, NIW Page 5
 passive recreation OS Pages 2-3
 paving TR Page 3
 pedestrian OS Page 9, TR Pages 2-4, NIW Page 5
 pests AG Page 6
 Plains Planning Area PPA Pages 1-6, AG Page 2
 Planning Commission GE Pages 3-4, OS Page 8, HO Page 1, TE Page 1, NIW Page 5, MS Pages 1-2
 plant associations ER Page 9, ER Page 11
 pollution Goals Page 2, ER Page 1, ER Page 7, TR Page 5, NH Page 3, SW Page 3, EC Page 2, NIW Page 2, LO Page 3
 potable, water GE Page 5
 power plant CW Page 3
 Pre-Disaster Flood Mitigation Plan NH Page 5
 prehistoric ER Page 1, CR Pages 1-2
 private sector Goals Pages 2-3, HO Page 1, SW Pages 1-2, SW Pages 4-5, EC Page 2, NIW Page 3
 public education NH Page 6, SW Page 4-6
 public facilities Goals Pages 1-2, PPA Page 2, NH Page 2
 public participation Goals Page 4, OS Page 10, SW Page 4

R

radiation NH Page 6
 rancher AG Page 2, AG Page 5
 rare plant Goals Page 2, ER Page 3, ER Pages 6-7, ER Pages 9-12, OS Page 5
 receiving site PPA Page 2, PPA Pages 4-6, OS Page 3, NIW Page 1
 recreation OS Page 1, OS Pages 2-3, OS Pages 7-8, NIW Page 3, NIW Page 5
 recreational facilities OS Page 8
 recycling SW Page 2, SW Pages 5-6

Register, historic ER Page 5, CR Pages 3-4, MS Page 3
 regulations PPA Pages 1-6, GE Pages 4-5, ER Pages 2-3, ER Pages 5-8, OS Page 5, CR Page 1,
 CR Page 3, CR Page 5, NH Page 2, NH Pages 5-6, HO Page 2, SW Pages 3-5,
 AIR Page 1, CW Page 2, CW Page 4, NIW Page 5
 rehabilitation Goals Page 3, TR Page 3, HO Page 1
 reservoir CW Page 3
 restoration, environmental ER Page 5, ER Page 10, ER Page 13, NH Page 5, AG Page 6
 revegetation TR Page 5
 rezoning PPA Pages 1-2, CW Pages 1-2, NIW Page 2, LO Page 3, MS Page 2
 right-of-way OS Page 7, TR Pages 2-4
 riparian ecosystems Goals Page 2, ER Page 10, ER Pages 12
 Road and Bridge Fund TR Page 3
 rural character Goals 3, PPA Pages 1-3, PPA Pages 5-6, OS Page 5, OS Page 8, AG Pages 2-3,
 NIW Pages 2-3

S

safety Goals Page 3, TR Page 2, TR Page 5, CR Page 4, NH Pages 1-2, NH Page 4,
 AG Pages 3-4, HO Page 2, SW Page 4, AIR Page 1, TE Page 1, NIW Page 3
 sanitation PPA Page 6, SW Page 3, NIW Page 4 (see also sewer)
 scenic corridor OS Page 7
 scenic vista ER Pages 2-3, OS Page 2, OS Page 7, NIW Page 2
 school Goals Page 3, PPA Page 6, OS Page 4, OS Page 6, NH Page 5, HO Pages 1-2,
 NIW Page 5
 seismicity NH Page 6
 semi-rural character NIW Pages 2-3
 sending area PPA Page 5
 senior citizens OS Pages 6-7, HO Pages 1-2
 septic SW Pages 3-4
 sewage PPA Page 3
 sewer NIW Pages 2-3, NIW Page 6
 significant habitat ER Page 8 (see also “critical wildlife habitat”)
 slope GE Page 2, ER Page 1, TR Page 5, NH Page 3, MS Page 3
 sludge SW Pages 3-5
 Soil Conservation Service ER Pages 9-11, AG Page 3
 solid waste Goals Page 4, NH Page 2, SW Pages 1-6
 special district Goals Page 3
 special population OS Page 7 (see also “senior citizen” and “accessibility”)
 Special Review TE Page 1
 St. Vrain OS Page 8, LO Pages 1-2
 Standards and Specifications, road TR Page 2, NIW Page 3
 statistics AG Page 1, EC Page 2
 subdivision PPA Pages 1-2, PPA Page 4, OS Page 1, OS Page 3, TR Page 4, AG Page 1,
 CW Page 2, NIW Pages 1-2, NIW Page 6, LO Page 1, LO Page 3
 subsurface mining GE Pages 4-5
 Superior, Town of PPA Page 1, SE Page 2

T

Table Mountain ER Page 3, NIW Page 2, LO Page 3
 tax Goals Page 3, ER Page 5, OS Pages 3-5, OS Page 8, CR Page 5, AG Pages 1-2,
 HO Page 2, SW Page 5, EC Page 1, CW Page 2, NIW Page 6
 traffic PPA Page 2
 trail Goals Page 3, ER Page 10, ER Pages 12-13, OS Pages 1-4, OS Pages 8-9, NIW Page 5
 trailhead OS Page 2, OS Page 8
 transferable development zrights PPA Page 2, PPA Page 3, PPA Page 4, PPA Page 5, OS Page 3,

Page Numbering Guide

PPA
 Plains Planning Area

GE
 Geology

ER
 Environmental Resources

OS
 Open Space

TR
 Transportation

CR
 Cultural Resources

NH
 Natural Hazards

AG
 Agricultural

HO
 Housing

SW
 Solid Waste

AIR
 Land Use Surrounding Airports

FP
 Fire Protection

TE
 Telecommunications

EC
 Economics

CW
 Additional County-Wide

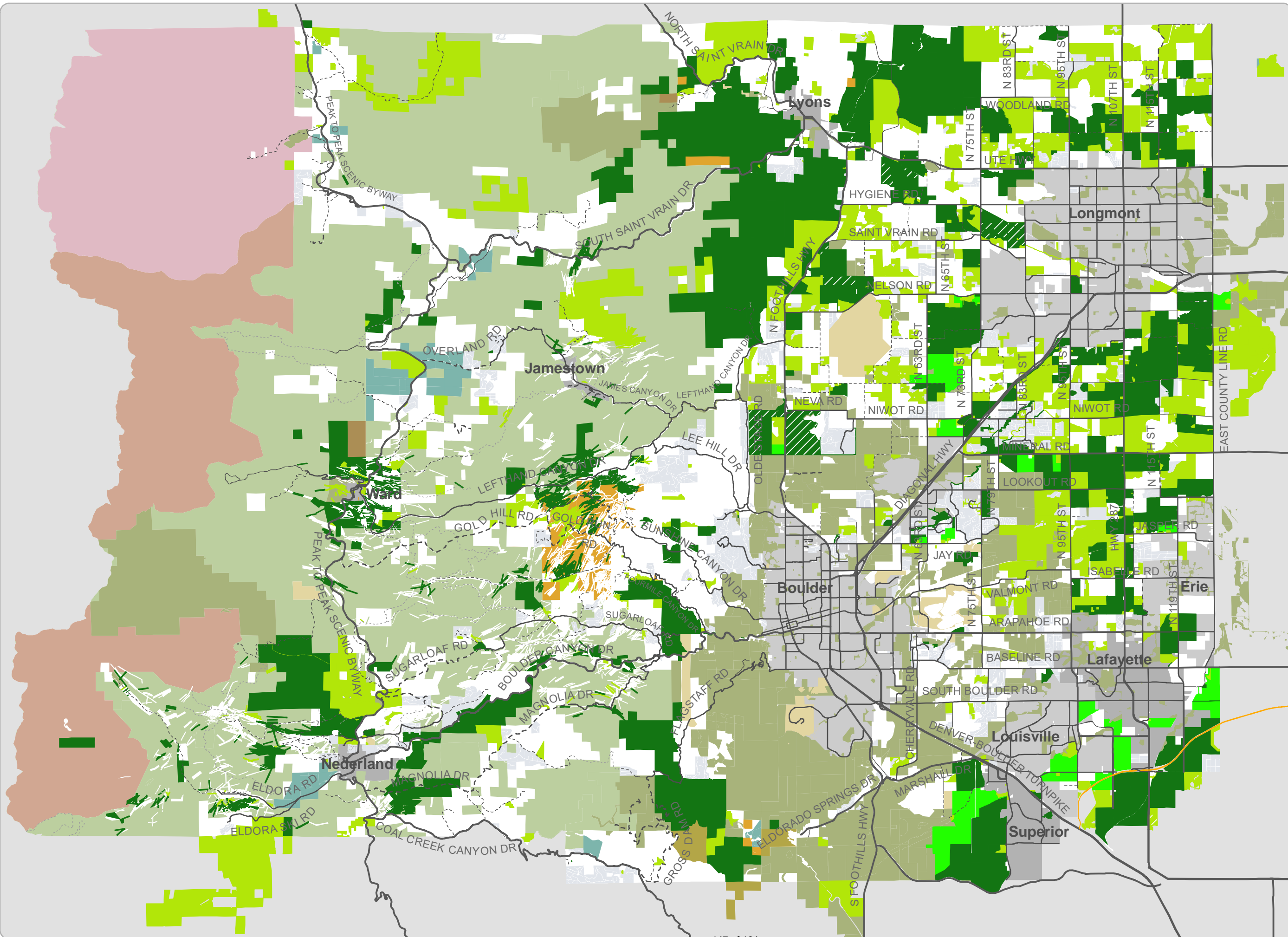
SO
 Southeast Subregion

Page Numbering Guide	
PPA Plains Planning Area	AG Page 2, NIW Page 1 transit PPA Page 6, TR Pages 3-4 (see also “alternative modes”) transportation Goals Pages 3-4, PPA Page 5, ER Page 7, NH Page 2, HO Page 2, TR Pages 1-5, SW Pages 2-3, SW Page 5, NIW Page 3, MS Page 2 trespass OS Pages 8-9
GE Geology	U University of Colorado ER Page 4 urban development Goals Page 1, PPA Page 1, PPA Pages 3-4, OS Page 4, AG Page 3, SE Page 1, LO Page 2 (see also “growth”) urban interface, wildfire NH Page 5 urban services Goals Page 1, Goals Page 3, PPA Pages 1-3, AG Page 3 urban sprawl OS Page 8
ER Environmental Resources	W Ward, Town of MS Page 1 water Goals Pages 2-3, PPA Page 3, PPA Page 6, GE Page 5, ER Page 1, ER Page 7, ER Page 9, OS Page 2, OS Page 7, NH Pages 2-3, NH Page 5, AG Pages 1-6, HO Page 2, CW Pages 1-2, NIW Pages 2-3, NIW Page 6, LO Pages 1-2 water quality ER Page 1, ER Page 7 weather NH Page 6 weed OS Page 6, AG Page 6 wetland Goals Page 2, ER Pages 2-3, ER Page 6, ER Page 9-12, OS Page 5, AG Page 5 wildfire NH Pages 5-6 Wildfire Hazard Identification and Mitigation System NH Page 6 wildlife habitat Goals Pages 1-2, PPA Page 2, GE Page 3, ER Page 2, ER Page 7-8, ER Page 11, ER Page 13, OS Page 4, LO Page 1
OS Open Space	Z zoning PPA Pages 1-3, OS Page 1, CR Page 3, HO Page 2, CW Pages 1-2, SE Page 2, NIW Page 2, NIW Page 4, NH Page 5, AG Page 3, HO Page 2, LO Page 2, LO Page 3
TR Transportation	
CR Cultural Resources	
NH Natural Hazards	
AG Agricultural	
HO Housing	
SW Solid Waste	
AIR Land Use Surrounding Airports	
FP Fire Protection	
TE Telecommunications	
EC Economics	
CW Additional County-Wide	
SO Southeast Subregion	

Open Space and Public Lands



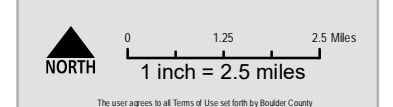
Boulder County Comprehensive Plan
 Revisions Adopted March 15, 2017
 Planning Commission



- County Open Space
- County Conservation Easement
- Joint County/City Open Space
- County Option Parcels
- City Parks & Open Space
- State Land Board
- State Parks
- Indian Peaks Wilderness
- USFS Land
- BLM Land
- Rocky Mountain N.P.
- Other Public Lands
- Non-County Conservation Easement
- Subdivisions and Other Platted Areas
- Incorporated Area

Not all properties are open to public access. Contact the Boulder County Parks and Open Space Department for more information.

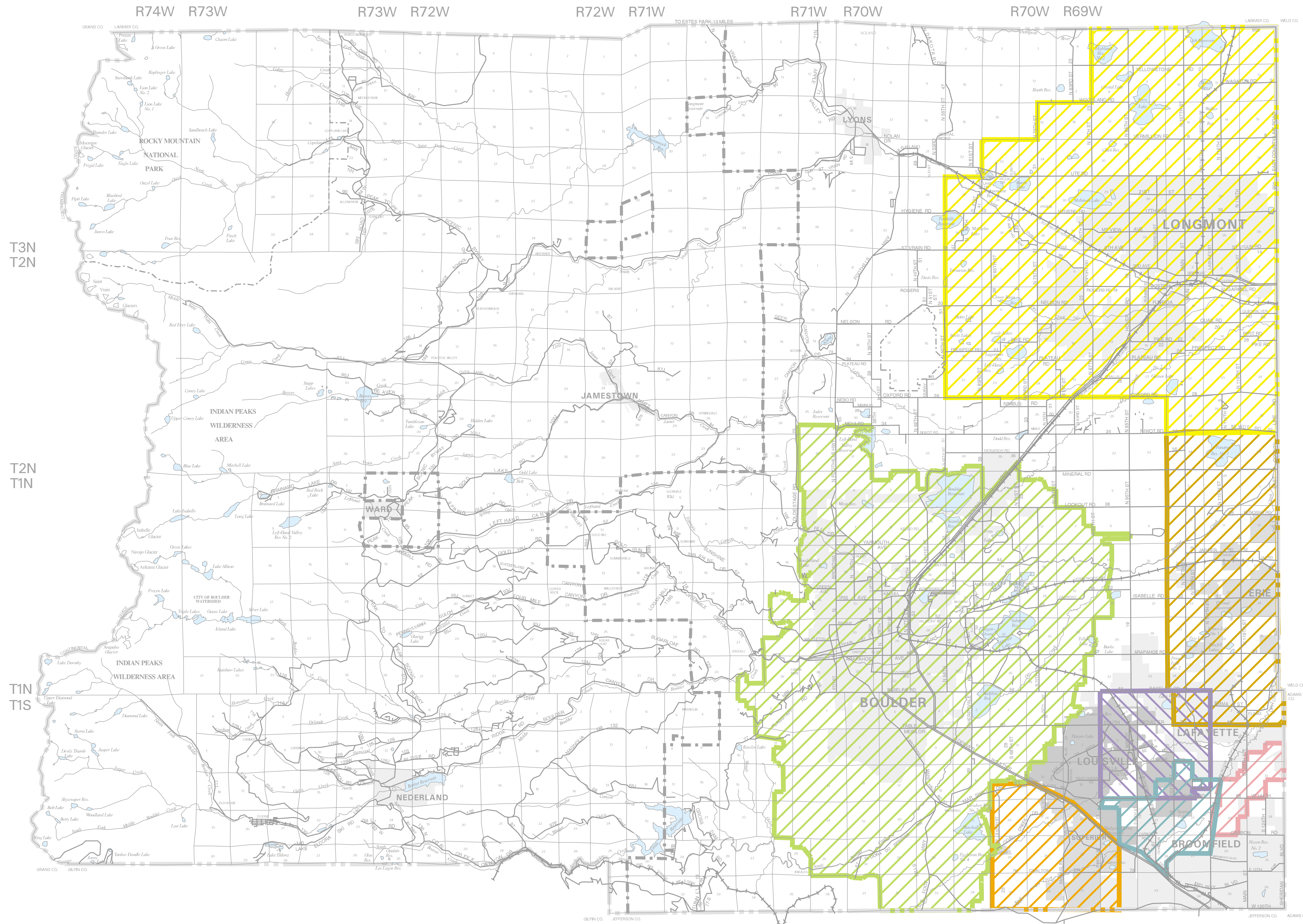
Open space shown as of March 2017. See Boulder County website for more detail and current open space properties.



Comprehensive Development Plan Intergovernmental Agreements Between Boulder County and Municipalities

Legend

-  Boulder Valley Comprehensive Plan
-  Longmont Area Intergovernmental Agreement
-  Lafayette/Louisville Buffer
-  Superior Area Comprehensive Development Plan
-  Southeast Boulder County Intergovernmental Agreement
-  East Central Boulder County Comprehensive Development Plan
-  Northwest Parkway*
-  Incorporated Areas (As of April 20, 1999)



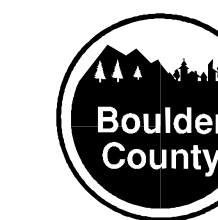
Notes

Map scale and reproduction method limit precision in physical features and boundary locations.
PRINTED - APRIL 22, 1999

*Described in the "Southeast Boulder County, South 96th Street, Dillon Road and U.S. 287 Comprehensive Development Plan"

Not Adopted by any County Boards

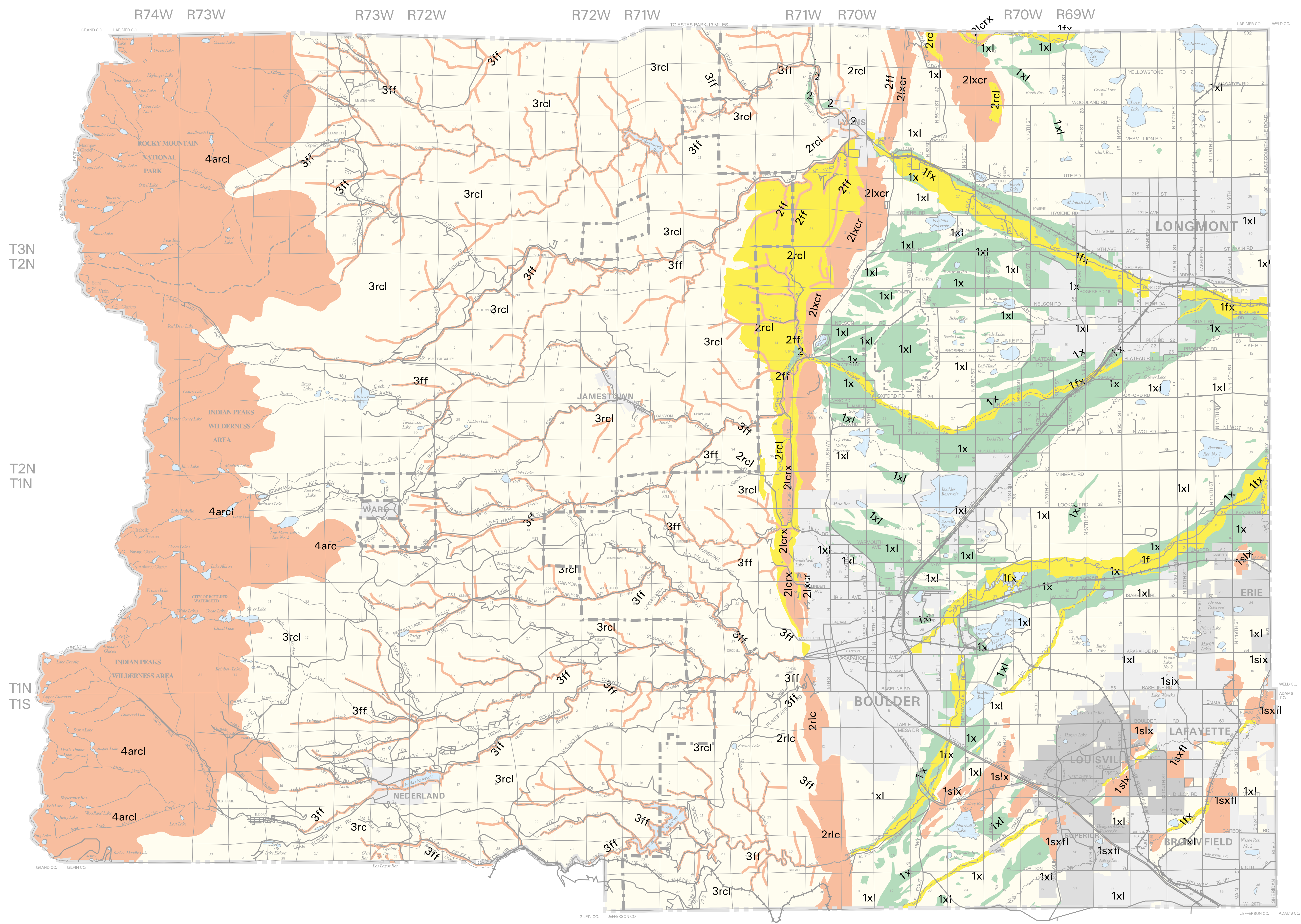
0 1 2 3 4 5 MILES



**COMPREHENSIVE
PLAN MAP**



Intergovernmental Agreements Between Boulder County and Municipalities



Legend

**RELATIVE GEOTECHNICAL RATING:
GEOLOGIC HAZARD AREAS**

- Major**
Extensive Problems
High Risk
- Moderate**
Significant Problems
Provisional Risk

GEOLOGIC CONSTRAINT AREAS

- Moderate**
Significant Problems
Provisional Risk
- Minor**
Few Problems
Nominal Risk
- Incorporated Areas
(As of April 20, 1999)

Decreasing Geotechnical Problems -

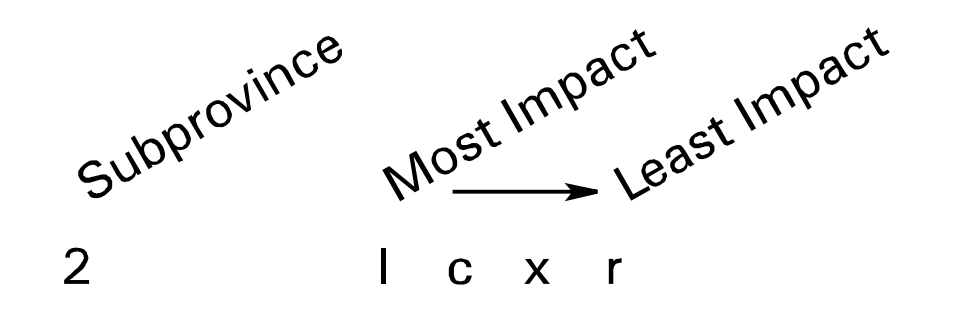
MAP SYMBOL DEFINITIONS

- First Number Indicates Subprovince
 1 Piedmont
 2 Foothills
 3 Montane
 4 Alpine

Subsequent Placed Letters Indicate Geologic Hazard or Constraint in Order of Impact
(See Example Given)

- a Snow Avalanche
- c Soil Creep
- f Flooding
- ff Flash Flooding Corridors and Associated alluvial (Debris) Fans
- l Landslides, Mudslides, Mudfalls, Debris Fans
- r Rockfalls, Rock Avalanches
- s Subsidence (Abandoned Coal Mines)
- x Expansive Soil or Claystone

EXAMPLE:



Notes

Refer to the Colorado Inactive Mine Reclamation Plan completed in February, 1982 by the State of Colorado Department of Natural Resources, Mined Land Reclamation Division, for additional information on sites of environmental hazards resulting from past metal and coal mining activity. (Planning Commission - November 10, 1982, Board of County Commissioners - December 20, 1982).

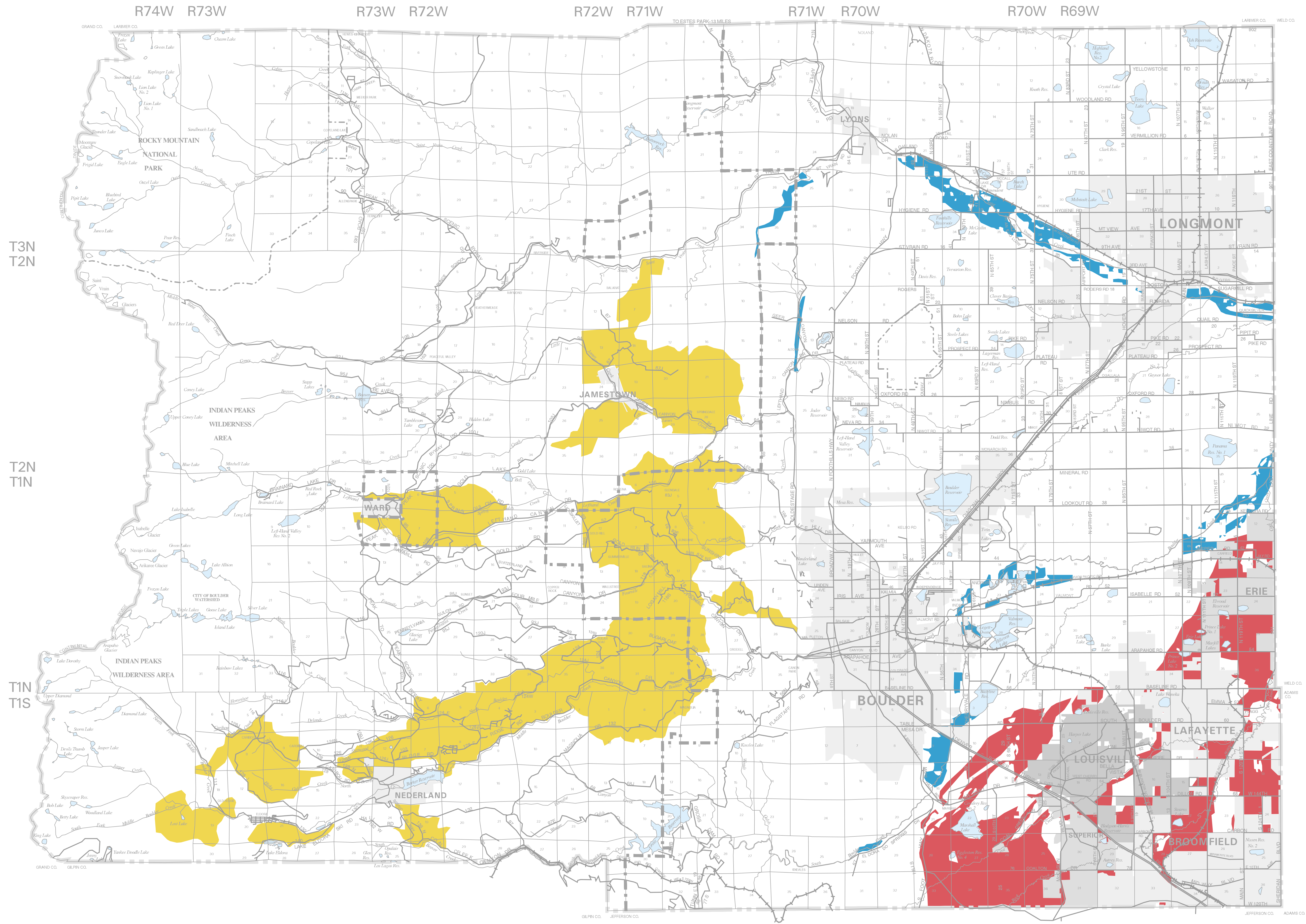
Map scale and reproduction method limit precision in physical features and boundary locations.
 PRINTED - APRIL 22, 1999

Revisions

- Adopted - Planning Commission - March 22, 1978
- Approved - County Commissioners - April 6, 1978

0 1 2 3 4 5
MILES

**COMPREHENSIVE
PLAN MAP**



Legend

- Coal Resource Areas
- Aggregate Resource Areas
- Lode Mineral Areas
- Incorporated Areas
(As of June 9, 1998)

Notes

1. The title of this map sheet should not be confused with the term "Mineral Resources Area" defined within 24-65.1-104(11), CRS, as an "Area of State Interest".
 2. Whether within or without a designated aggregate or other resources area, the County shall prohibit or regulate, including by Special Use Review and the like, the open mining of any mineral or earthen material including, but not limited to limestone, coal, peat, quarry aggregate, sand and gravel, sandstone, building stone, topsoil, common borrow, clay shale, gold, silver, zinc, copper, uranium, tungsten, and fluor spar, as well as all necessary activities related thereto.
 3. It shall be County policy to consider the following deposits as mapped by Schwochow et al., (Special Publications 5B, Colorado Geological Survey, 1974) to be "Commercial Mineral Deposits" as defined by 34-1-301(1) 1, CRS:(a) "...fine-grained igneous rock..." in Township 2 North, Range 71 West and Township 3 North, Range 71 West; and (b) "F1" deposits in Ranges 69 and 70 West.
 4. Map does not depict where Aggregate Resource Areas have been extracted and/or reclaimed. This information may be obtained from the Boulder County Land Use Department and/or the Division of Minerals and Geology, Colorado Department of Natural Resources.
- "Site-specific information which became available subsequent to the adoption of the Boulder County Comprehensive Plan and the Master Plan for Mineral Extraction indicates that the Geer Canyon area (Sections 12,13,14 Township 2 North, Range 71 West) is extremely sensitive in terms of potential blasting effects and impacts upon surrounding residential areas and environmental quality."
Planning Commission 12/3/80 Board of County Commissioners Not Approved.

Map scale and reproduction method limit precision in physical features and boundary locations
PRINTED - JULY 1, 1998

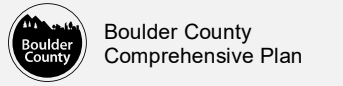
Adopted - Planning Commission - February 24, 1982
Approved - County Commissioners - June 21, 1982

0 1 2 3 4 5
MILES

**COMPREHENSIVE
PLAN MAP**

Mineral Resource Areas

Critical Wildlife Habitat and Migration Corridors



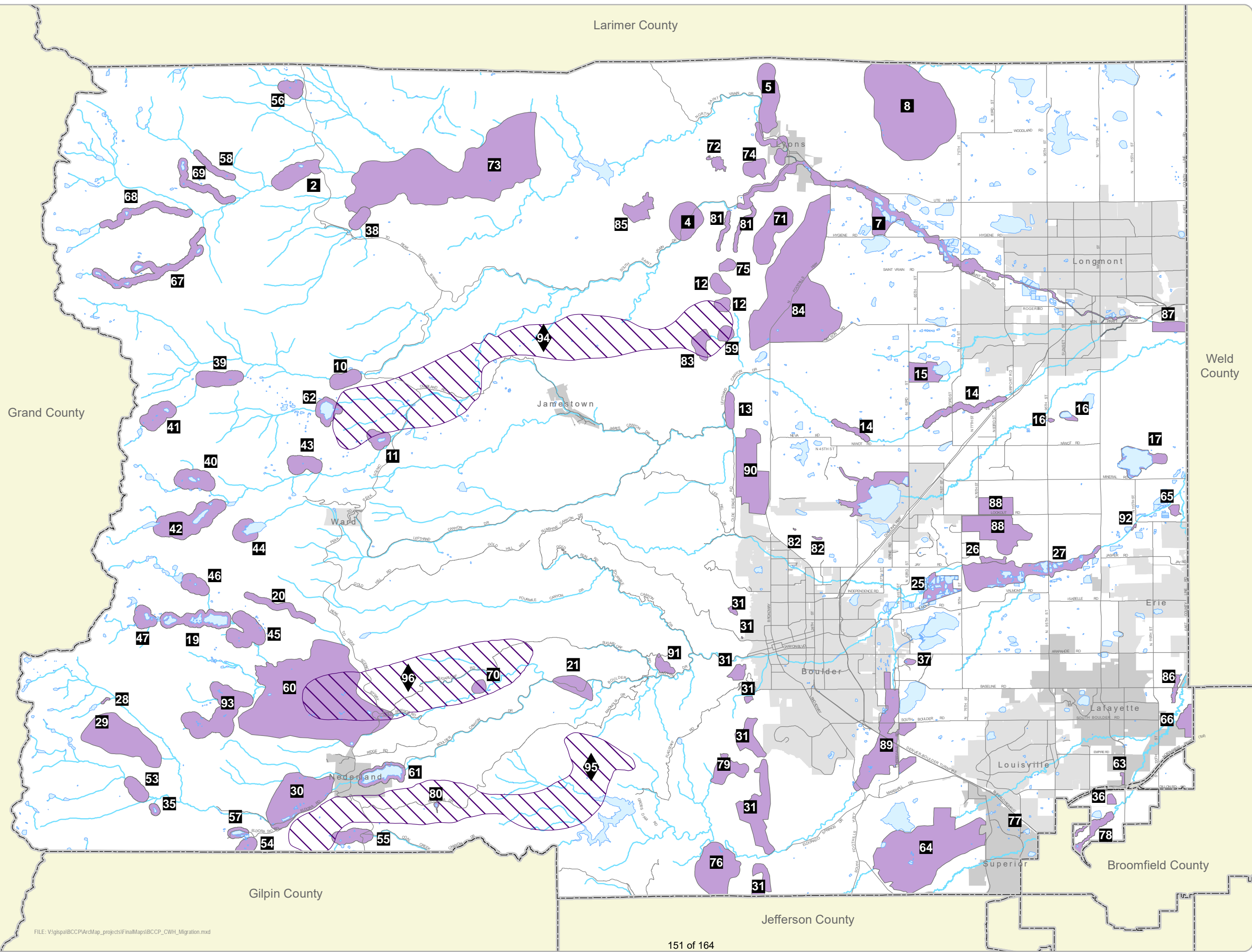
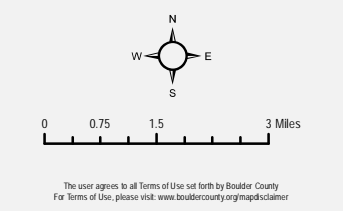
Critical Wildlife Habitats

1
An area of unique habitat which has a crucial role in sustaining populations of native wildlife and in perpetuating and encouraging a diversity of native species in the county. The area may be significantly productive habitat or particularly vital to the life requirements of species that are critically imperiled or vulnerable to extirpation.

Wildlife Migration Corridors

1
A specific, delineated area of known elk migration movement for a major elk herd in Boulder County.

Adopted October 15, 2014
Planning Commission

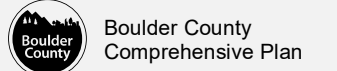


Critical Wildlife Habitats

2	Copeland Willow Carr	58	Hunters Creek
4	Deadman Gulch and South St. Vrain	59	Geer Canyon
5	Steamboat Mountain	60	Caribou Ranch Montane Parkland
7	St. Vrain Corridor	61	Barker Reservoir
8	Rabbit Mountain	62	Beaver Reservoir
10	Middle St. Vrain Willow Carr	63	Goose Pond
11	Tumblesom Lake	64	Southern Grasslands
12	Marietta Canyon	65	Kenosha Wetlands
13	Lefthand Palisades	66	Two Creeks
14	Lefthand Creek Cottonwood Groves	67	Cony Creek
15	Lagerman Reservoir	68	Ouzel Creek
16	Gaynor Lakes	69	Sandbeach Creek
17	Panama Reservoir	70	Peewink Mountain
19	City of Boulder Watershed	71	Red Hill Gulch
20	Como Creek	72	Antelope Park
21	Boulder Falls Area	73	North Saint Vrain Canyon
23	Boulder Reservoir	74	Hat Rock
25	Walden and Sawhill Ponds	75	Ingersol Quarry
26	White Rocks	76	South Draw
27	Lower Boulder Creek Riparian Area	77	Hodgson-Harris Reservoir
28	Diamond Lake Outlet	78	Buffalo Gulch and Rock Creek
29	Chittenden Meadows	79	Bear and Aspen Canyons
30	Arapaho Ranch - Tucker Homestead	80	Giggey Lake
31	Boulder Mountain Parks Eldorado Mountain	81	Hall 2
35	Lost Lake	82	B.L.I.P. Ponds and Lapin Pond
36	Carolyn Holmberg Preserve at Rock Creek Farm	83	Geer Meadows
37	Sombrero Marsh	84	Red Hill
38	Lazy H. Ranch Willow Carr	85	Coffin Top Mountain
39	Coney Flats Willow Carr	86	Powers March
40	Mitchell Lake Willow Carr	87	Quicksilver
41	Coney Lake Willow Carr	88	Gunbarrel Hill
42	Long Lake Willow Carr	89	South Boulder Creek Floodplain and Terrace
43	South St. Vrain Willow Carr	90	North Boulder Grasslands
44	Lefthand Reservoir Willow Carr	91	Bummer's Gulch
45	Boulder Watershed Willow Carr	92	Kenosha Heronry
46	Lake Albion Willow Carr	93	Upper Caribou Park Willow Carr Complex
47	Triple Lakes Willow Carr	94	North Foothills Elk Herd
53	Woodland Flats Willow Carr	95	Winiger Ridge Elk Herd
54	Buckeye Basin Willow Carr	96	Peewink Mountain Elk Herd
55	Los Lagos Willow Carr		
56	Roaring Fork Willow Carr		
57	Peterson Lake		

*CWH numbering is not sequential. Some previously established CWH's have been deleted or subsumed by another CWH. Those numbers were "retired".

Habitat Conservation Areas for Prebles Meadow Jumping Mouse



Habitat Conservation Areas Descriptions

Habitat Conservation Areas are adapted from the "Possible Conservation Zones" of the PMJM Conservation Handbook. The designations guide conservation of PMJM habitat with the overarching goal of aiding in the recovery of this Threatened species.

Zone 1 Mouse Management Area (MMA)

Areas in which PMJM is known to occur, including adjacent habitat patches that are likely to be occupied. Management should emphasize maintaining higher quality riparian habitat and higher numbers of mice. Areas of poor quality are priorities for restoration with high expectations for success.

Zone 2 Possible Linkages

Linkages are designated for populations that once occurred as a single unit, but are now fragmented. Linkages provide adequate structure for a few mice to "make it to the other side", facilitating dispersal, population maintenance, and genetic exchange.

Zone 3 Suitable Contiguous Habitat

Areas of suitable habitat that are contiguous to a known population and are not known to be occupied by PMJM (i.e. PMJM either have not been captured or no trapping has occurred).

Zone 4 Potential Restoration, Contiguous

Areas not known to be occupied but contiguous with known populations where restoration of unsuitable or degraded habitat could result in a significant increase in a PMJM population.

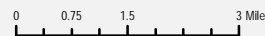
Zone 5 Suitable, Noncontiguous Habitat

Areas of suitable habitat that are NOT contiguous to a known population and are not known to be occupied by PMJM.

Foothills Perennial Stream Habitat

Areas of suitable PMJM habitat along foothills perennial streams up to 7,600 ft. in elevation not covered under one of the other designations. PMJM are known to occupy riparian habitat up to this elevation (USFWS 2004).

Revisions Adopted July 15, 2015
Planning Commission



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/maps/cadmapper

Grand County

Weld County

James town

Longmont

Boulder

Lafayette

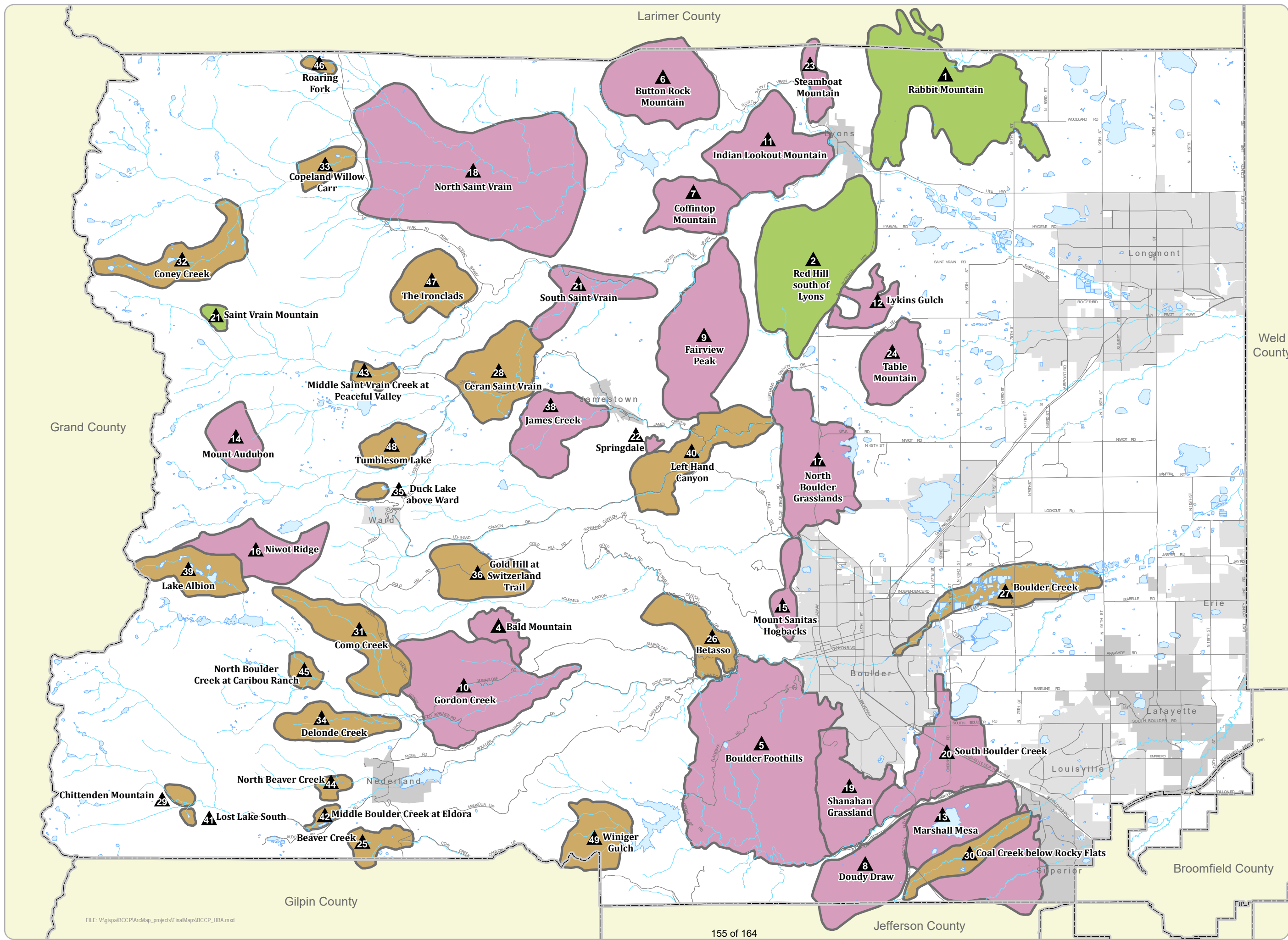
Louisville

Superior

Broomfield County

Gilpin County

Jefferson County




High Biodiversity Areas


Boulder County
Comprehensive Plan

High Biodiversity Areas
An area with a concentration of rare environmental resources that represents one of the greatest opportunities for preserving specific aspects of Boulder County's natural heritage. These areas have been identified and ranked by the CSU Natural Heritage Program.


B1: Outstanding Biodiversity Significance (Irreplaceable)

 An area that on a global scale is irreplaceable. The area has a concentration of four or more globally critically imperiled to globally imperiled (G1-G2) element occurrences that are in excellent or good (A- or B-ranked) condition.

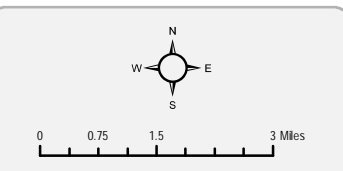
B2: Very High Biodiversity Significance (Nearly Irreplaceable)

 An area that on a global scale is nearly irreplaceable and significance on a national scale. An area has a concentration of several biodiversity elements that are globally rare (G3) and/or species that are common globally (G4 or G5) but rare within Colorado.

B3: High Biodiversity Significance

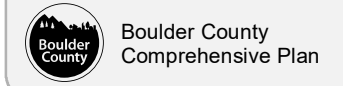
 An area that has state-wide importance. The area has a concentration of several biodiversity elements that are more common globally but are excellent or good for this ecoregion.

Adopted October 15, 2014
Planning Commission



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/maps/claimer

Natural Landmarks and Natural Areas



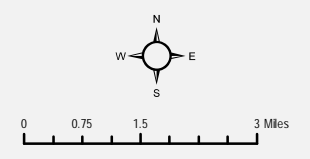
Natural Landmarks

A landscape feature designated solely for its visual and scenic prominence that distinguishes a specific locality in Boulder County.

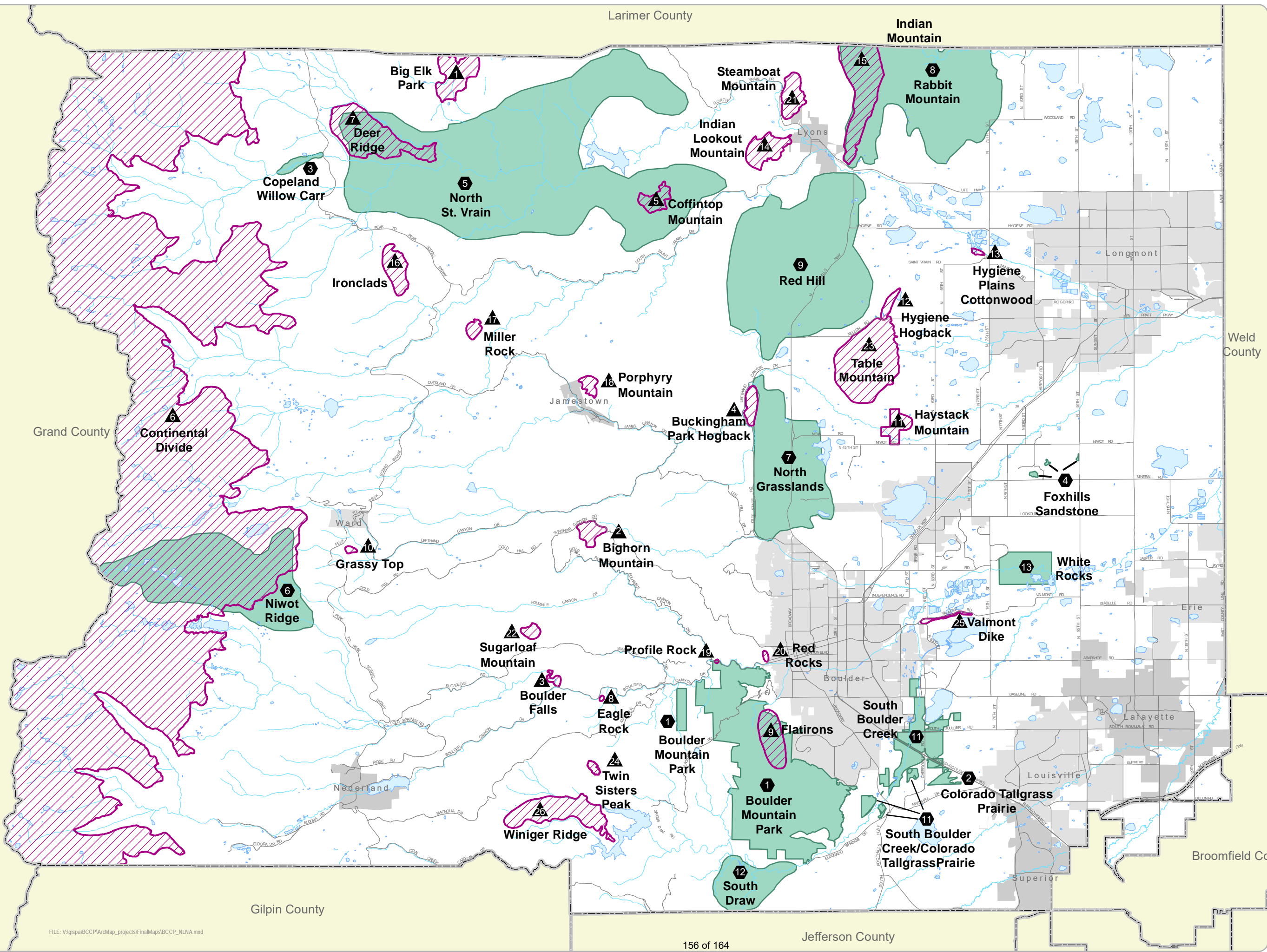
Natural Areas

An area especially unique and important to the natural heritage of the county that typifies native vegetation and associated biological and geological features and provides habitat for rare or endangered animal or plant species; or includes geologic or other natural features of scientific or educational value.

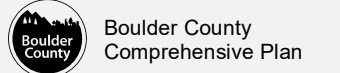
Adopted October 15, 2014
Planning Commission



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapsclaimer



Rare Plant Areas and Significant Natural Communities



Significant Natural Communities

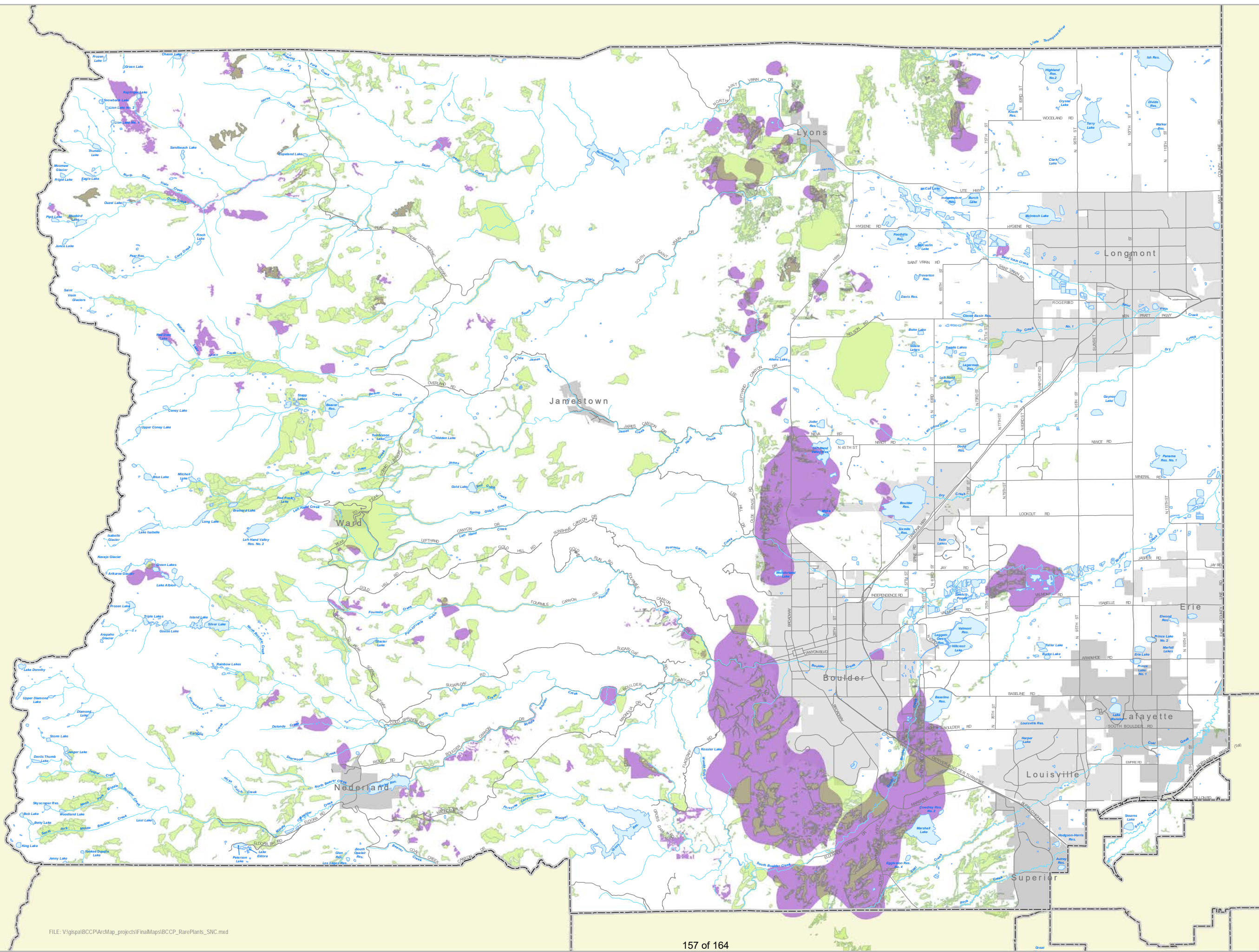


An area where a combination of plant species (a plant association) that is critically imperiled or vulnerable to extirpation is present.

Rare Plant Areas



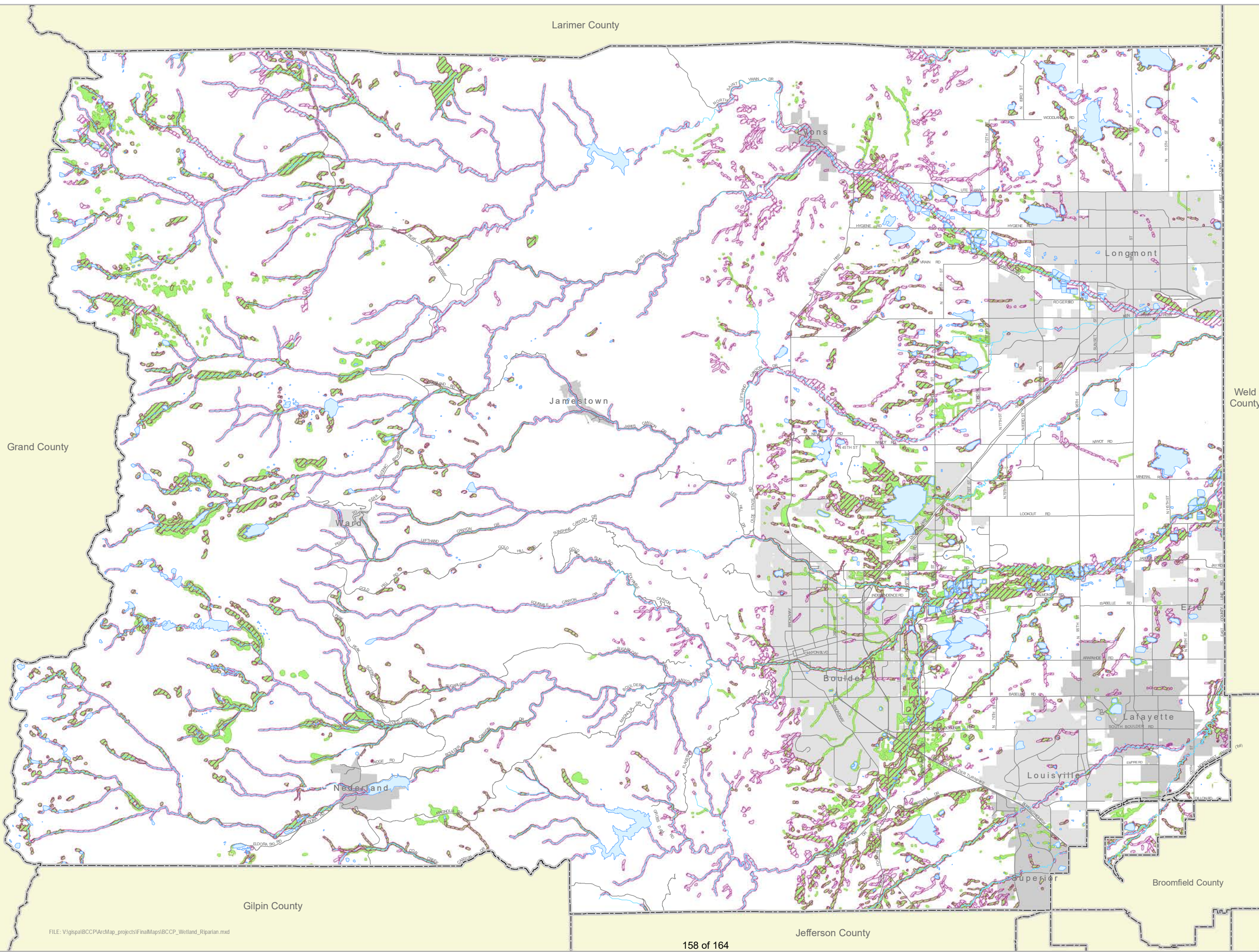
An area known to have or have a high likelihood of having occurrences of Plant Species of Special Concern.



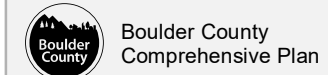
Revisions Adopted July 15, 2015
Planning Commission



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/maps/claimer



Wetlands and Riparian Areas



Riparian Areas



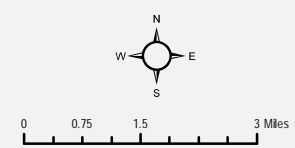
An area recognized by the presence of linear bands of trees, shrubs, and herbaceous vegetation along a waterway where plant communities and soil moisture differ from surrounding upland vegetation and soils

Wetlands



Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water with one or more of the following attributes: (1) at least periodically, the land supports predominantly hydrophytes (wetland plants); (2) the substrate is predominantly un-drained hydric soil; and/or (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year (USFWS 1993).

Adopted October 15, 2014
Planning Commission



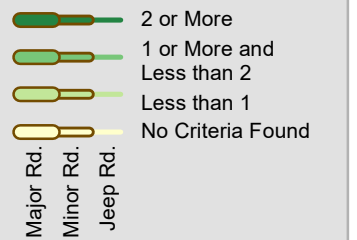
The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapsclaimer

View Protection Corridors

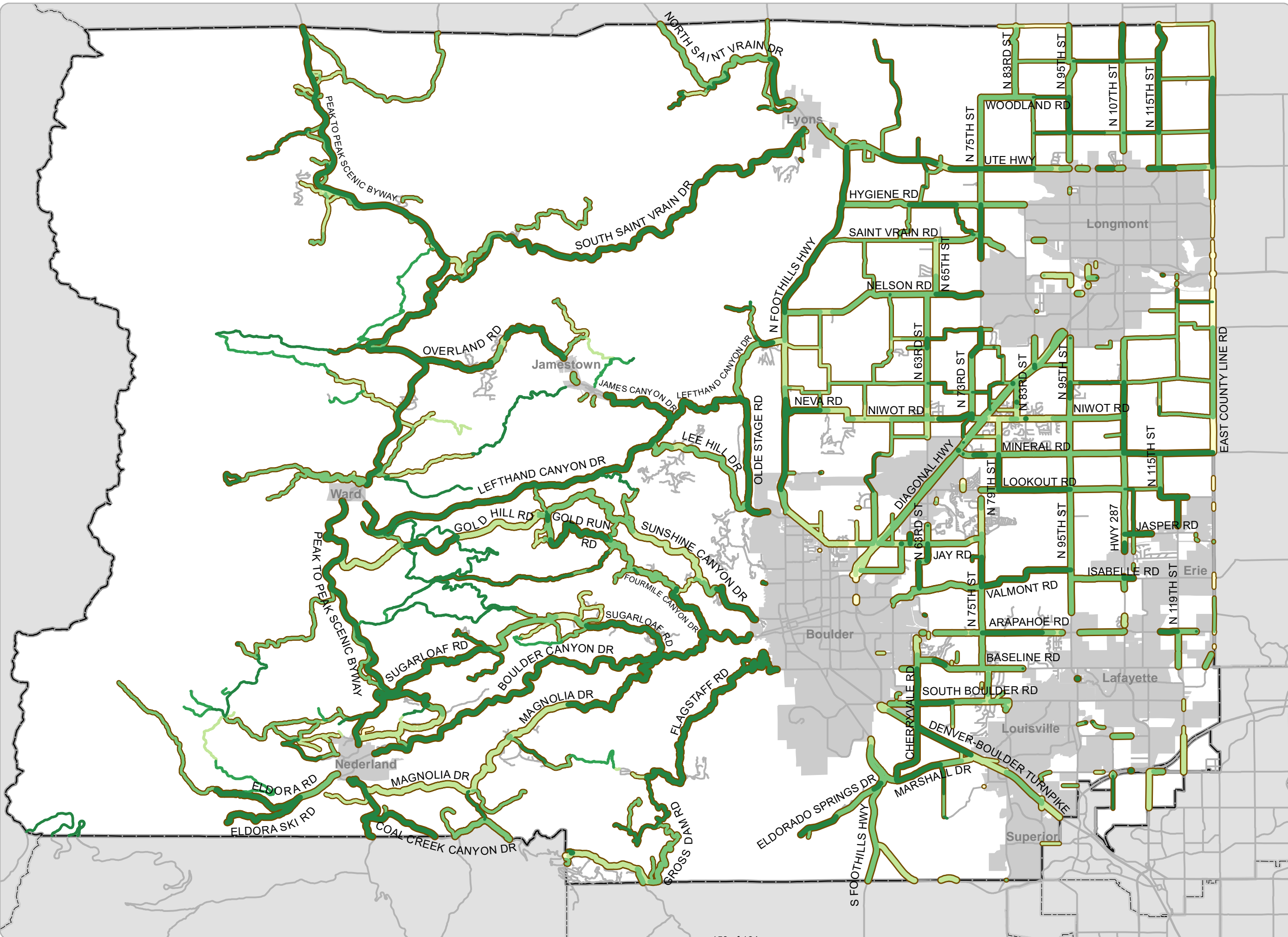


Revisions Adopted March 15, 2017
Planning Commission

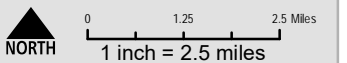
View Protection Corridor Score



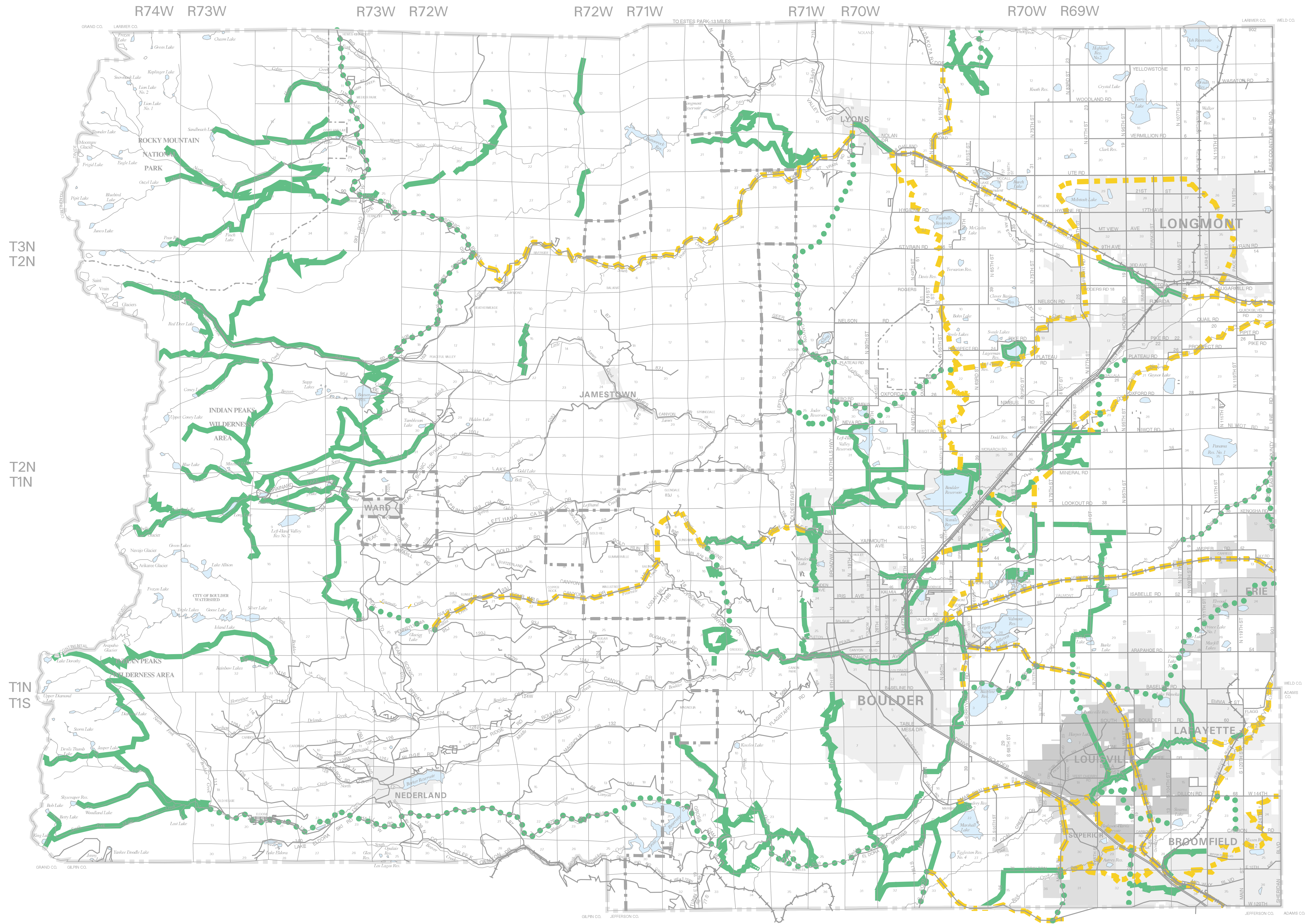
This map is intended to help inform a planner's assessment of the aesthetic view characteristics from Boulder County's roadways and to serve as a tool to support implementation of Policy 1.02.01 of the Open Space Element: "the county shall avoid, minimize, or mitigate impacts on views from view protection corridors." Reviews of development proposals incorporate a variety of site-specific considerations; this map is one component in staff's overall analysis. This map depicts view protection scores by road segment. See the Open Space Element Appendix for detail on the criteria and scoring system. The width of the View Protection Corridor line is for cartographic purposes and does not represent land area.



Printed 3/16/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapsclaimer



Legend

- Existing
- - - Alignment
- Corridor
- Incorporated Areas
(As of April 20, 1999)

Notes

A Conceptual Trail Alignment is a route where the general location has already been identified, usually alongside a landscape feature such as a stream or road. A Conceptual Trail Corridor is a general course that usually links specific destinations, but no landscape feature or specific location has been determined for the trail itself. Corridors are depicted on the map with a dotted symbol in order to portray their inexact location. While a few Conceptual Trail Alignments and Corridors are shown across land that is currently owned by a public land agency, many of these conceptual courses are on private land. Conceptual trail designations are merely proposed, no trail has been constructed and the area is not open to public access.

For detailed trail and trailhead information, contact the Boulder County Parks and Open Space Department at 303-441-3950.

Map scale and reproduction method limit precision in physical features and boundary locations.
PRINTED - APRIL 22, 1999

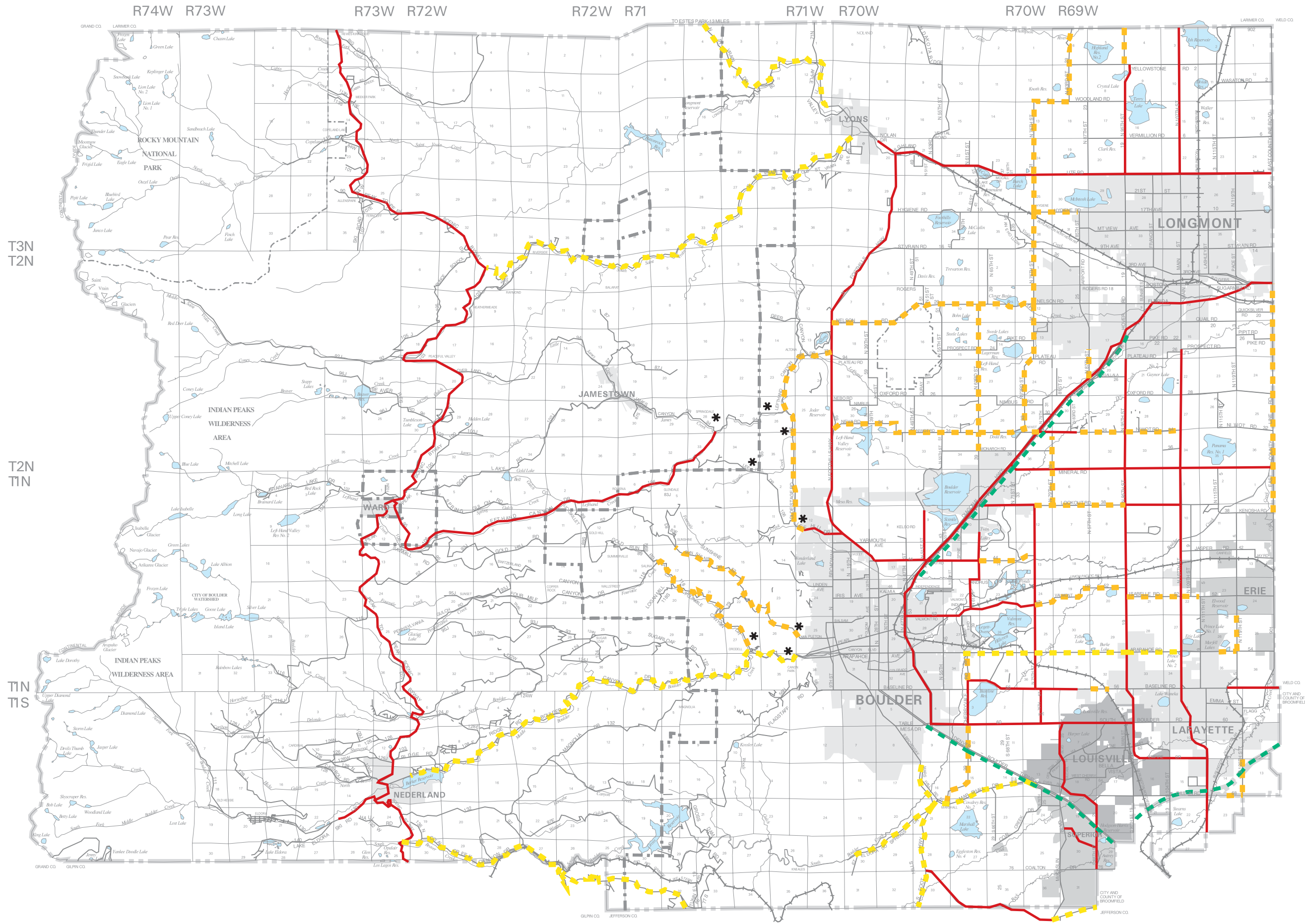
Revisions

- Adopted - Planning Commission - January 20, 1999
- Approved - County Commissioners - December 3, 1998

0 1 2 3 4 5 MILES

COMPREHENSIVE PLAN MAP

County On-Street Bikeways Plan



Legend

- Roads with Existing Shoulders
- - - Proposed Shoulder-BOCO
- . . . Proposed Shoulder-CDOT
- - - Proposed Separated Bikeway

Incorporated Areas
(As of July 5, 2002)

Notes

- * Uphill climbing lane only.
- Proposed shoulder indicates a minimum of a 4 foot shoulder on plains roads. Shoulder width on mountain roads may vary due to topographic constraints.
- Separate bikeways routes represent conceptual locations and may not represent exact path configuration. Off-road bikeways are referenced from the Boulder County Trails Map within the Boulder Comprehensive Plan (adopted Jan. 1999).

Map scale and reproduction method limit precision in physical features and boundary locations.
PRINTED - JULY 5, 2002

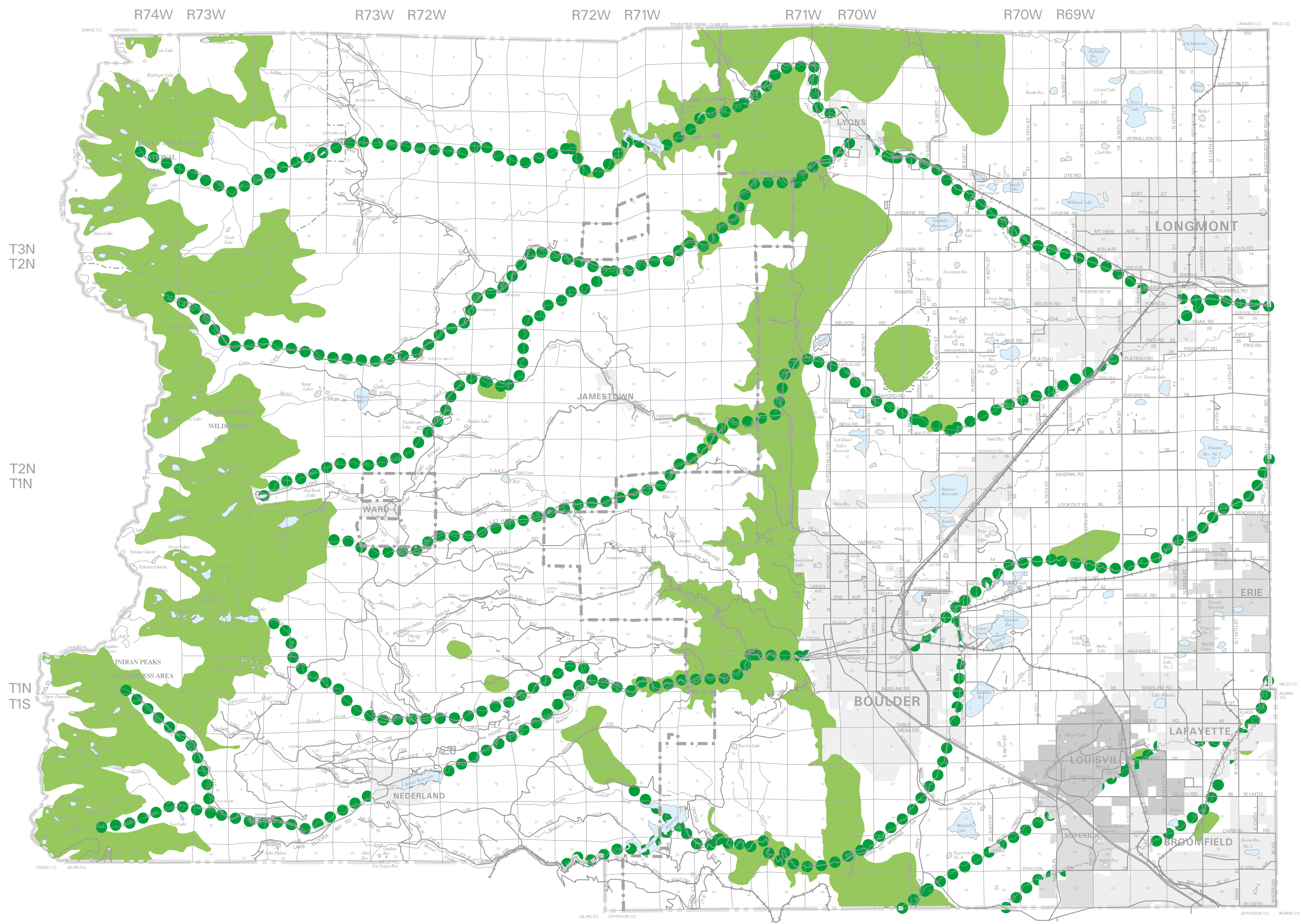
Revisions

- Adopted - Planning Commission - September 4, 2001
- Approved - County Commissioners - September 4, 2001

0 1 2 3 4 5
MILES

COMPREHENSIVE PLAN MAP

Archaeologically Sensitive Areas
Environmental Resources
Areas where conservation/preservation is encouraged



Legend

- Archaeologically Sensitive Areas
- Travel Routes
- Incorporated Areas
(As of June 9, 1998)

Notes

Map scale and reproduction method limit precision in physical features and boundary locations.
PRINTED - JULY 1, 1998

Revisions

Adopted - Planning Commission - November 30, 1983
Approved - County Commissioners - December 8, 1983

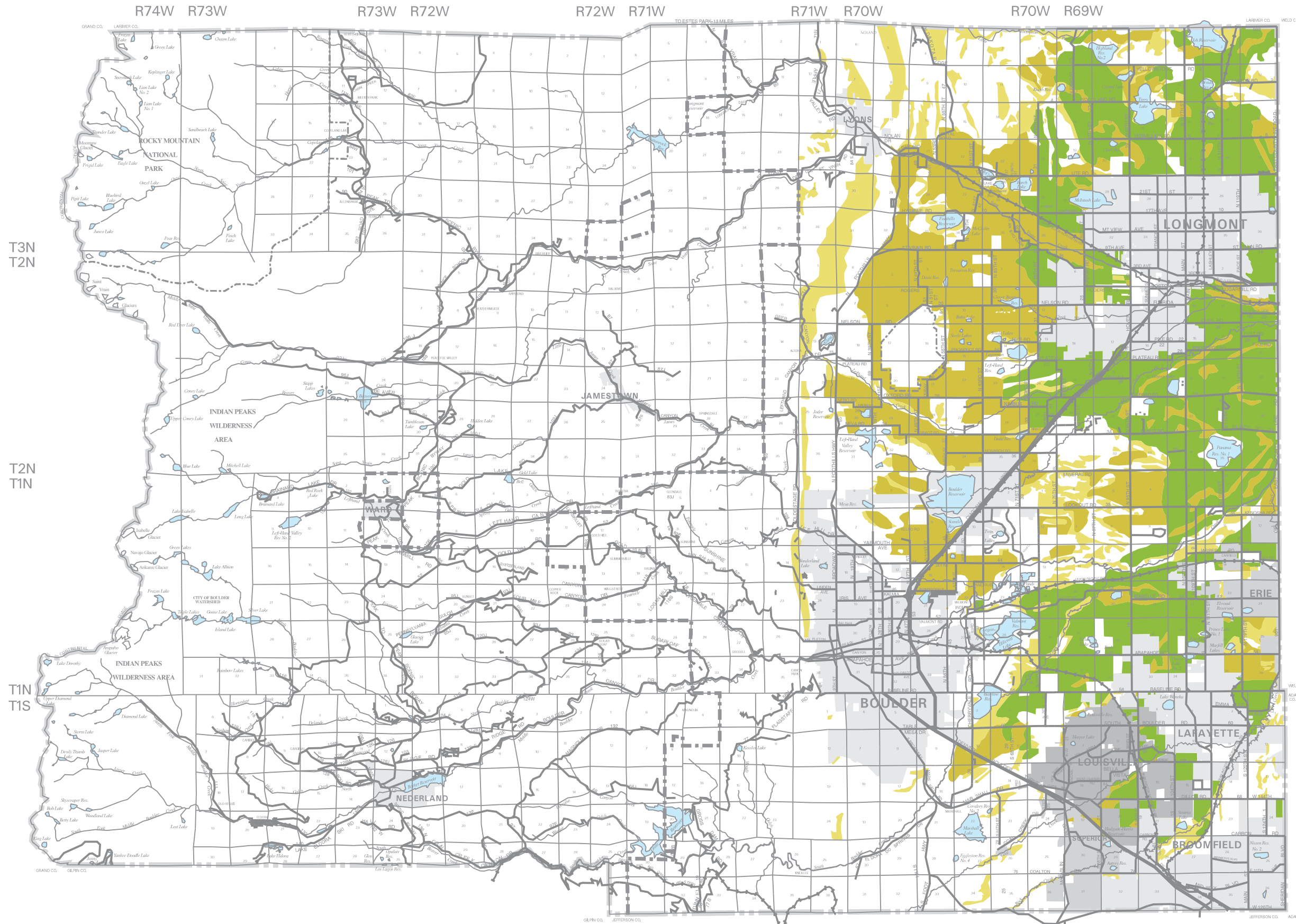


**COMPREHENSIVE
PLAN MAP**



Archaeologically Sensitive Areas

Significant Agricultural Lands Environmental Resources



Legend

- Lands of National Importance
- Lands of Statewide Importance
- Lands of Local Importance
- Incorporated Areas
(As of June 9, 1998)

Notes

Map scale and reproduction method limit precision in physical features and boundary locations.
PRINTED - JULY 1, 1998

Adopted - Planning Commission - July 16, 1997
Approved - County Commissioners - August 14, 1997




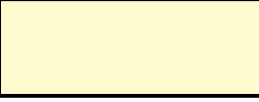







**COMPREHENSIVE
PLAN MAP**

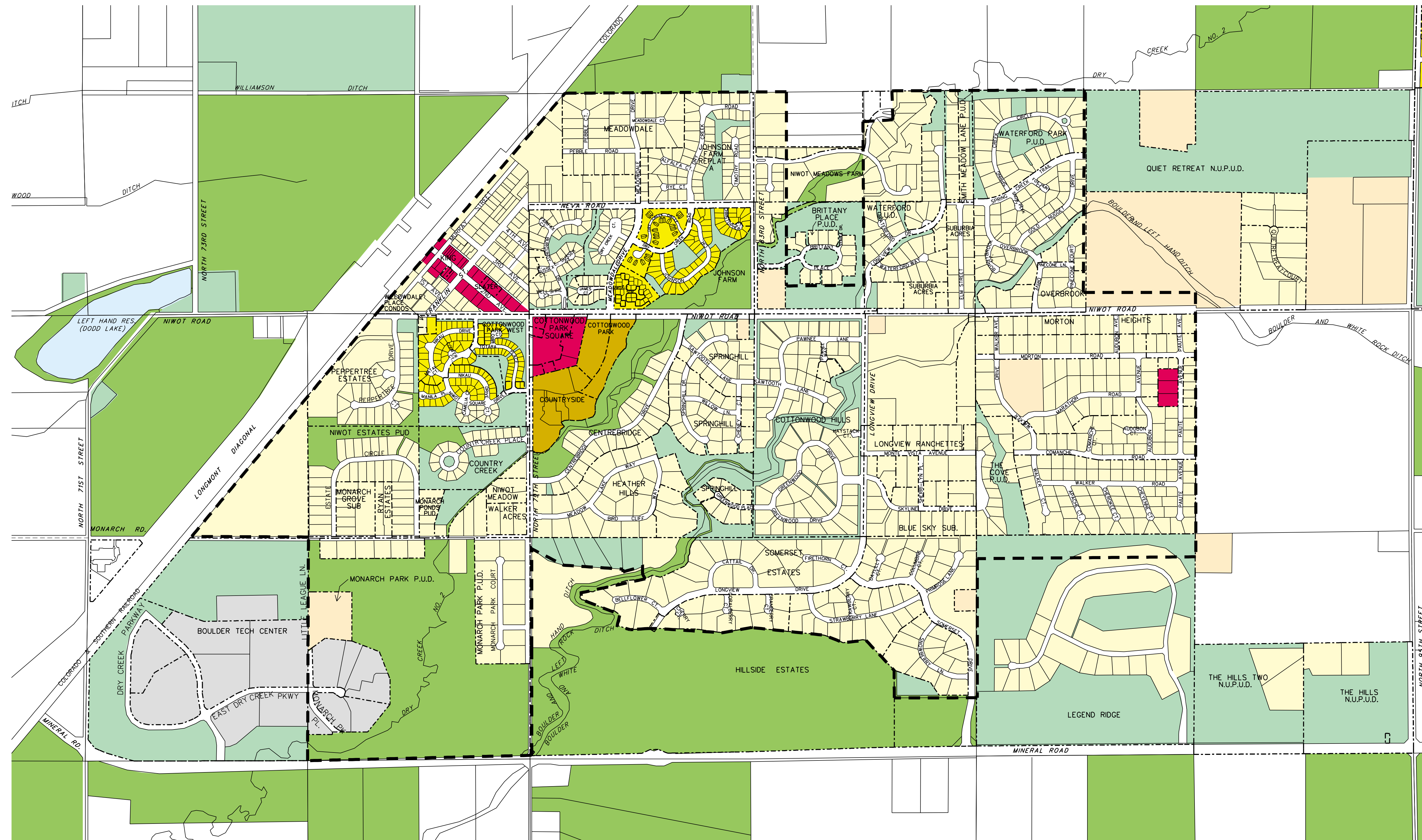


Significant Agricultural Lands

Niwot Community Service Area Map

Legend

-  Niwot Community Service Area Boundary Line
-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Business/Commercial
-  Performance Industrial
-  Public Open Space
-  Private Open Space/P.U.D. Outlots
-  Public/Quasi-Public Facilities



Notes

Map scale and reproduction method limit precision in physical features and boundary locations.
 PRINTED - APRIL 22, 1999

Revisions

Adopted - Planning Commission - September 20, 1995
 Approved - County Commissioners - January 11, 1996

Scale: 1" = 2456'



**COMPREHENSIVE
 PLAN MAP**



Niwot Community Service Area Map